

Appendix O

Oswestry Place Plan Area  
Site Assessments

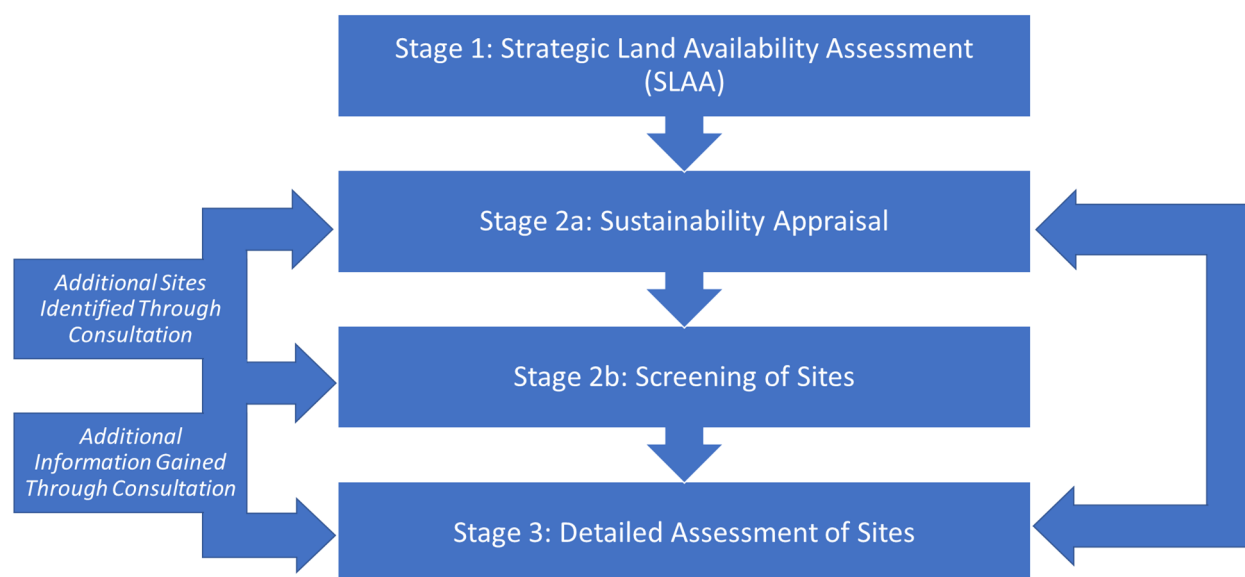
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# Site Assessment Process Overview

## 1. Introduction

- 1.1. To inform the identification of proposed site allocations within the Local Plan Review, Shropshire Council has undertaken a comprehensive Site Assessment process. This site assessment process incorporates the assessment of sites undertaken within the Sustainability Appraisal of the Local Plan, recognising that the Sustainability Appraisal is an integral part of plan making, informing the development of vision, objectives and policies and site allocations.
- 1.2. Figure 1 summarises the key stages of the Site Assessment process undertaken, more detail on each of these stages is then provided:

**Figure 1: Site Assessment Process**



### Site Assessment Process

#### Stage 1: The Strategic Land Availability Assessment (SLAA)

Stage 1 consisted of a strategic screen and review of sites.

*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.*

*Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.*

#### 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 sites 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.**

## 2. The Strategic Land Availability Assessment (SLAA)

- 2.1. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 2.2. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

### **Assessing Suitability:**

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a site's strategic suitability was undertaken through consideration of numerous factors, including:
  - The site's consistency with the Local Plan.
  - The site's location and surroundings, including proximity to the development boundary/built form.
  - The site's boundaries and the extent to which these boundaries are defensible.
  - Site specific factors, including physical limitations to development, such as:
    - The topography of the site;
    - The site's ground conditions;
    - The ability to access the site;
    - Flood risk to the site or its immediate access;
    - The agricultural land quality of the site;
    - Hazardous risks, pollution or contamination of the site;
    - Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
    - Other physical constraints, which may impact on development/levels of development.
  - The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site\*. Including consideration of factors such as:
    - The impact on internationally and nationally designated sites and assets;
    - The impact on important trees and woodland, including ancient woodland; and
    - The impact on public open spaces.
  - Whether the site is located within the Green Belt.
  - Legal covenants affecting the site.
  - Market/industry and community requirements in the area.

*\*Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

*\*Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

*It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.*

*It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.*

#### 2.5. Reflecting upon the above factors:

- If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation\*, then it was viewed as being **currently suitable – subject to further detailed assessment** for the particular use or mix of uses.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan\*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through mitigation\*\*, then it was viewed as being **not currently suitable but future potential – subject to further detailed assessment**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being **not suitable**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being **not suitable**.

*\*As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.*

*\*\*As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.*

#### **Assessing Availability:**

- 2.6. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational



*requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”<sup>1</sup>.*

- 2.7. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
  - The Local Plan Review; or
  - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
- 2.8. Or where:
- There has been a recent Planning Application (whether successful or not) for the relevant use; or
  - Officers have particular knowledge about a site’s availability.

### **Assessing Achievability (including Viability)**

- 2.9. As this SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability will be undertaken to inform the Local Plan Review.

### **Conclusion**

- 2.10. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 2.11. Sites were effectively divided into three categories, these were:
- **Rejected sites:**
    - The site is considered unsuitable; and/or
    - The site is considered to be unavailable; and/or
    - The site is considered unachievable/unviable.
  - **Long Term Potential - Subject to Further Detailed Assessment:**
    - The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
    - There is uncertainty about the sites availability; and/or
    - There is uncertainty about the sites achievability/viability.
  - **Accepted - Subject to Further Detailed Assessment:**
    - The site is considered currently suitable – subject to further detailed assessment; and
    - The site is considered available; and
    - The site is considered achievable/viable.
- 2.12. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a ‘Call for Sites’; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

## **3. Sustainability Appraisal (SA)**

- 3.1. Stage 2a of the Site Assessment process consisted of the analysis of the performance of sites against the Sustainability Objectives identified within the Sustainability Appraisal Scoping Report. The Sustainability Appraisal and Site Assessment Environmental Report illustrates how these Sustainability Objectives relate to the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations 2004.

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<sup>1</sup> CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- 3.2. The Sustainability Appraisal Scoping Report describes how the Sustainability Objectives have been adapted to allow for the sustainability appraisal of sites. Information on implementation and further adaptations in response to practical issues and comments received during the Local Plan preparation process is given in the Sustainability Appraisal and Site Assessment Environmental Report. The aim throughout was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to suggest mitigation measures to offset any identified significant negative impact.
- 3.3. The Sustainability Appraisal scoring system was adapted for the Stage 2a Sustainability Appraisal to allow for clear comparisons between the sustainability of several sites in the same vicinity. The scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the Sustainability Appraisal of the options and policies. It differed however, in that each criterion is scored from only two options. These options varied between criteria to better reflect the purpose of Sustainability Appraisal.
- 3.4. The identified criteria and scoring system were translated into a matrix, to assess sites. The scoring was then colour coded to assist with interpretation as follows:

--	
-	
0	
+	

- 2.23 Sites were assessed on a settlement by settlement basis e.g. all sites in Albrighton were assessed against each other. This was felt to be the best way of using the Sustainability Appraisal as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the SLAA were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not available e.g. when a site was promoted after the data had already been exported from the GIS.
- 2.24 Once the Sustainability Appraisal matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.25 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative.
- 2.26 Completed matrices for each settlement are provided within Stage 2a Sustainability Appraisal of this Appendix.

#### **4. Screening of Sites**

- 4.1. Stage 2b of the Site Assessment process involved screening of identified sites. This screen was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

4.2. Specifically, sites did not proceed to Stage 3 of the site assessment process where:

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

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

- **The site is less than a specified site size (unless there is potential for allocation as part of a wider site).** These site sizes are:
  - 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.5ha for other Strategic/Principal/Key Centres.
- **The strategic assessment of the site has identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.**

*\*Significant physical constraints:*

- 1. Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*
- 2. The majority of the site contains an identified open space.*
- 3. The site can only be accessed through an identified open space.*
- 4. The topography of the site is such that development could not occur (this has been very cautiously applied).*
- 5. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).*
- 6. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).*
- 7. The site is more closely associated with the built form of an alternative settlement*

*\*\*Significant natural environment/heritage constraints:*

- 1. The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction*

*between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.*

*2. The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.*

**Please Note:**

***Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.***

***Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.***

## **5. Detailed Site Review**

5.1. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways\*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3 of the Sustainability Appraisal: Site Assessment process, officers considered best available evidence\*\*, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

*\*The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

*\*\*It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:*

- *The value/significance of any identified assets.*
  - *The relationship between the site and any identified assets.*
  - *Potential impact on any identified assets resulting from development / redevelopment of the site.*
  - *If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; and Green Belt Review.
  - A Habitats Regulations Assessment.
  - Consideration of infrastructure requirements and opportunities.
  - Other strategic considerations\* and professional judgement.

*\*Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered through a Level 2 Strategic Flood Risk Assessment. Only where the Level 2 Strategic Flood Risk Assessment indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

**5.2. This stage of assessment was an iterative process.**

- 5.3. Once initial conclusions are reached within Stage 3 of the Site Assessment process, these were evaluated through Stage 2a of the site assessment process before proposals were finalised.

Oswestry Place Plan Area  
Stage 2a Sustainability Appraisal:  
Site Assessments

# Principal Centre: Oswestry

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			MOR001X	MOR005	MOR008	MOR009	MOR010	MOR012	MOR013	MOR014	MOR015	MOR016	OSW001	OSW002	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	0	0	0	-	-	0	-	-	0	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0	0	
	Amenity green space		-	0	-	0	0	0	0	0	0	0	0	-	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	0	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	0	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	-	-	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	0	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	+	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	-	
300m of a Listed Building	0		-	-	-	-	-	-	-	0	-	-	-	0	
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)													
	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															
<b>Overall Score</b>			-1	-2	-1	0	-3	0	-1	0	-4	-2	5	-2	
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Fair	Good	Fair	Good	Fair	Good	Fair	Fair	Good	Fair	
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11															



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			OSW003	OSW005	OSW006	OSW007	OSW009	OSW013	OSW014	OSW015	OSW017	OSW018a	OSW020X	OSW021	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	-	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	0	0	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	-	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	0	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	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	0	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	0	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	+	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	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	--	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	-	0	-	-	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	-	0	0	0	0	0	-	0	0	0	0	
	300m of a Conservation Area		0	-	0	0	0	0	0	-	0	0	0	0	
300m of a Listed Building	0		-	0	0	-	-	0	0	-	-	0	-		
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		
	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															
<b>Overall Score</b>			<b>-7</b>	<b>-2</b>	<b>5</b>	<b>-4</b>	<b>-3</b>	<b>-5</b>	<b>0</b>	<b>-2</b>	<b>-5</b>	<b>-1</b>	<b>-3</b>	<b>5</b>	
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			OSW023	OSW026	OSW027	OSW028	OSW029	OSW032	OSW037	OSW038	OSW040	OSW042	OSW043	OSW044
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	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	-	0	-	0	0	0	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	-	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	0	-	-	-	-	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	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	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	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	0	0	0	+	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	--	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	--	--	0	0	0	0	0	--	0
a Listed Building	0		0	0	--	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	-	0	-	-	-	0	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		-	0	0	-	0	0	0	-	0	0	-	0
	300m of a Conservation Area		-	0	0	-	-	0	0	-	0	0	-	0
300m of a Listed Building	-		-	-	-	-	-	-	-	0	0	-	-	0
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				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														
<b>Overall Score</b>			<b>-11</b>	<b>-2</b>	<b>-6</b>	<b>-10</b>	<b>4</b>	<b>-5</b>	<b>-7</b>	<b>-4</b>	<b>-3</b>	<b>-4</b>	<b>1</b>	<b>-6</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			OSW045	OSW046	OSW047	OSW048	OSW049	OSW050	OSW051	OSW052	OSW053	OSW054	OSW055	OSW056
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	-	-	-	-	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	0	-	-	-	-	-	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	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	0	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	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	0	0	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	-	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	-	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	-	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		0	0	-	0	0	-	0	0	-	0		
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	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														
<b>Overall Score</b>			<b>1</b>	<b>-3</b>	<b>-3</b>	<b>-7</b>	<b>-8</b>	<b>-6</b>	<b>-5</b>	<b>-9</b>	<b>-11</b>	<b>-11</b>	<b>-9</b>	<b>-11</b>
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			OSW057	OSW058	OSW060	OSW062	OSW063	OSW064	OSW065	OSW068	PKH002	PKH007	PKH008	PKH011
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	-	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	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	0	0	0	0	-	-	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	0	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	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	+	+	+	+	0	+	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
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	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														
<b>Overall Score</b>			<b>-9</b>	<b>-1</b>	<b>-1</b>	<b>0</b>	<b>-3</b>	<b>-8</b>	<b>-6</b>	<b>1</b>	<b>-2</b>	<b>-4</b>	<b>-3</b>	<b>-6</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			PKH012	PKH013	PKH016	PKH018	PKH020	PKH021	PKH022	PKH023	PKH024X	PKH025	PKH026	PKH027
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	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	0	0	0	-	0	0	0	0	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	0	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	0	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	0	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	-	0	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	0	0	-	-	0	-	-	0
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	0	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													
<b>Overall Score</b>			<b>-5</b>	<b>-5</b>	<b>-2</b>	<b>-4</b>	<b>0</b>	<b>-3</b>	<b>-4</b>	<b>-5</b>	<b>-6</b>	<b>-4</b>	<b>-2</b>	<b>2</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			PKH029	PKH030	PKH031	PKH032	PKH033	PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>							
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>							
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0
100m of a Local Nature Reserve	0		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	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>							
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0
	0		0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>							
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>							
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0
	0		0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>							
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	0	
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	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							
<b>Overall Score</b>			<b>-1</b>	<b>-4</b>	<b>-4</b>	<b>-2</b>	<b>-1</b>	<b>-1</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11								

# Community Hub: Gobowen

Criteria	Criteria Description	Scoring Guide	Site Ref: GWR001	Site Ref: GWR002	Site Ref: GWR004	Site Ref: GWR005	Site Ref: GWR006	Site Ref: GWR007	Site Ref: GWR009	Site Ref: GWR014	Site Ref: GWR018	Site Ref: GWR020	Site Ref: GWR022	Site Ref: GWR023	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	-	0	-	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	0	0	0	0	0	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	0	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	0	-	-	-	-	-	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	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	0	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	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	--	0	0	0	--	0	--	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	-	-	0	0	-	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	-	0	-	-	-	0	-	-	-	-	0	
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	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															
<b>Overall Score</b>			<b>4</b>	<b>-1</b>	<b>-7</b>	<b>-4</b>	<b>-6</b>	<b>-6</b>	<b>-1</b>	<b>-1</b>	<b>-1</b>	<b>-3</b>	<b>-9</b>	<b>-8</b>	
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	
Range is 4 to -9 Good is 4 to 0 Fair is -1 to -5 Poor is -6 to -9															



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			GWR023VAR	GWR024a	GWR024b	GWR025	GWR026
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>						
	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	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>						
	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
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	-	0	0	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>						
	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	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>						
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>						
	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	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>						
	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	-
	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	0		-	-	0	-	
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							
<b>Overall Score</b>			<b>-5</b>	<b>-1</b>	<b>-8</b>	<b>-3</b>	<b>-3</b>
Range is 4 to -9    Good is 4 to 0    Fair is -1 to -5    Poor is -6 to -9 <b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>

# Community Hub: Kinnerley

Criteria	Criteria Description	Scoring Guide	Site Ref: DKH001	Site Ref: DKH005	Site Ref: DKH006	Site Ref: DKH009	Site Ref: DKH010	Site Ref: DKH016	Site Ref: KNN001X	Site Ref: KNN002X	Site Ref: KNN003	Site Ref: KNN004X	Site Ref: KNN005
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	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	0	-	0	0	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	0	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	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	0	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	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	-	0
300m of a Listed Building	-		0	0	0	-	-	0	0	-	0	-	
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 (-)		not assessed		not assessed							
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0		0		0	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												
<b>Overall Score</b>			<b>-9</b>	<b>-10</b>	<b>-11</b>	<b>-10</b>	<b>-9</b>	<b>-1</b>	<b>1</b>	<b>-2</b>	<b>-3</b>	<b>2</b>	<b>-2</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>
Range is 2 to -12 Good is 2 to -2 Fair is -3 to -7 Poor is -8 to -12													

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			KNN006	KNN007	KNN008	KNN009	KNN011	KNN013	KNN014	KNN015	KNN016	KNN017	KNN018	KNN019	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0		
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	0	-	0	0	0	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	0	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	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	0	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	+	0	0	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	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	0	-	-	-	-	-	-	0	-	
300m of a Listed Building	-		-	-	-	-	-	-	0	-	-	-	-		
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	0	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														
<b>Overall Score</b>			-1	-2	-1	-3	-1	-2	0	2	0	-12	1	-2	
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Fair	Good	Good	Good	Good	Good	Poor	Good	Good	
Range is 2 to -12 Good is 2 to -2 Fair is -3 to -7 Poor is -8 to -12															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			KNN019a	KNN019b	KNN020
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	0	0
Local Nature Reserve	0		0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	0	0
	250m of a Wildlife Site		0	0	0
100m of a Local Nature Reserve	0		0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>				
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	0
	Amenity green space		0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>				
	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	+		+	+	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	0
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (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
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		--	--	0
a Listed Building	0		0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		-	-	-
300m of a Listed Building	-		-	0	
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
	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				
<b>Overall Score</b>			<b>0</b>	<b>0</b>	<b>2</b>
Range is 2 to -12 Good is 2 to -2 Fair is -3 to -7 Poor is -8 to -12 <b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>

# Community Hub: Knockin



Criteria	Criteria Description	Scoring Guide	Site Ref: KCK001	Site Ref: KCK002	Site Ref: KCK003	Site Ref: KCK004	Site Ref: KCK005	Site Ref: KCK006X	Site Ref: KCK008	Site Ref: KCK009	Site Ref: KCK011
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>										
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>										
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	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	0	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>										
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>										
	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 <sup>3</sup> of a bus stop with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	-
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	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	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	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		--	--	0	--	0	--	--	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>										
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	-	-	-	-	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	-	-	-	-	-	-
300m of a Listed Building	-		-	-	-	-	0	-	-	-	
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	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										
<b>Overall Score</b>			-5	-11	-3	-7	-9	-6	-6	-7	-4
<b>Overall Sustainability Conclusion</b> (Number of sites is too small to enable robust conclusion on Good/Fair/Poor rating)			-5	-11	-3	-7	-9	-6	-6	-7	-4

# Community Hub: Llanymynech



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			LYH001X	LYH002X	LYH003	LYH004	LYH005X	LYH006	LYH007
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>								
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>								
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	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	0	0
	250m of a Wildlife Site		-	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	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	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>								
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>								
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	no data	-	-	-	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	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	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	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>								
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0
	a Conservation Area		--	--	0	0	--	0	0
a Listed Building	0		0	0	0	--	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>								
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	0	-	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	0	-	-	-
300m of a Listed Building	-		-	0	0	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	not assessed						
	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	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									
<b>Overall Score</b>			-6	-6	-4	-4	-6	-6	-5
<b>Overall Sustainability Conclusion</b> (Number of sites is too small to enable robust conclusion on Good/Fair/Poor rating)			-6	-6	-4	-4	-6	-6	-5

# Community Hub: Pant

Criteria	Criteria Description	Scoring Guide	Site Ref: PYC002	Site Ref: PYC003	Site Ref: PYC004X	Site Ref: PYC005	Site Ref: PYC006	Site Ref: PYC007	Site Ref: PYC008	Site Ref: PYC010	Site Ref: PYC011	Site Ref: PYC012	Site Ref: PYC013	Site Ref: PYC014	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	--	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	--	--	0	--	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		-	0	-	-	-	-	-	0	0	-	-	-	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	-	-	-	-	-	0	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	0	-	-	-	-	0	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	0	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	0	0	0	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	0	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	+	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	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	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	-	-	-	0	0	-	0	-	0	0	0	
300m of a Listed Building	-		-	0	0	-	-	0	-	-	0	0	-		
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	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															
<b>Overall Score</b>			<b>-9</b>	<b>-2</b>	<b>-2</b>	<b>-9</b>	<b>-12</b>	<b>-11</b>	<b>-8</b>	<b>-10</b>	<b>-2</b>	<b>-9</b>	<b>-12</b>	<b>-10</b>	
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	
Range is -1 to -17 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -17															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			PYC015	PYC016	PYC017	PYC018	PYC019	PYC020	PYC021	PYC022
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>									
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		--	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0
	Wildlife Site		--	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>									
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	0	0	0	-	-	-	-
	500m of Ancient woodland		0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	-	-	-	-
100m of a Local Nature Reserve	0		0	0	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	0	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>									
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>									
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	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	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	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	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	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>									
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	--	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	--	--	0	0
	a Listed Building		0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>									
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	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	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	0	0	-	-	0	0
300m of a Listed Building	0		-	-	-	-	-	-	-	
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	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									
<b>Overall Score</b>			<b>-10</b>	<b>-2</b>	<b>-1</b>	<b>-6</b>	<b>-17</b>	<b>-7</b>	<b>-11</b>	<b>-9</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

Range is -1 to -17 Good is -1 to -6 Fair is -7 to -12 Poor is -13 to -17

# Community Hub: Ruyton XI Towns

Criteria	Criteria Description	Scoring Guide	Site Ref: RUY001	Site Ref: RUY002	Site Ref: RUY005	Site Ref: RUY006	Site Ref: RUY007	Site Ref: RUY010	Site Ref: RUY011	Site Ref: RUY012	Site Ref: RUY014	Site Ref: RUY015	Site Ref: RUY016	Site Ref: RUY017X	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	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	0	0	0	-	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	-	-	
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	0	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	0	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	0	0	0	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	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	-	-	0	-	0	0	-	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	-	-	-	-	-	-	0	-	-	-	-	
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	0	not assessed	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															
<b>Overall Score</b>			<b>-9</b>	<b>-9</b>	<b>-4</b>	<b>-3</b>	<b>-3</b>	<b>-6</b>	<b>-3</b>		<b>-11</b>	<b>-2</b>	<b>-3</b>	<b>-3</b>	<b>0</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	
Range is 0 to -11 Good is 0 to -3 Fair is -4 to -7 Poor is -8 to -11															



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			RUY019	RUY020	RUY022	RUY023	RUY024	RUY025	RUY026	RUY027	RUY028	RUY029
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>											
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>											
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	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	0	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>											
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	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	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>											
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	0	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (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	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	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	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	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>											
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>											
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	-	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	-	-	-	0	-	-	
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	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												
<b>Overall Score</b>			-1	-2	-3	-7	-10	-10	-8	-5	-8	-8
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Fair	Poor	Poor	Poor	Fair	Poor	Poor
Range is 0 to -11 Good is 0 to -3 Fair is -4 to -7 Poor is -8 to -11												

# Community Hub: St Martins



Criteria	Criteria Description	Scoring Guide	Site Ref: SMH001	Site Ref: SMH002	Site Ref: SMH003	Site Ref: SMH004	Site Ref: SMH006	Site Ref: SMH008	Site Ref: SMH009	Site Ref: SMH010	Site Ref: SMH011	Site Ref: SMH012X	Site Ref: SMH013	Site Ref: SMH016
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (--) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	0	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	0	0	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	0	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	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (--) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	-	0	0	0	-	0	0	0	0	0	
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	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													
<b>Overall Score</b>			<b>-2</b>	<b>-3</b>	<b>-11</b>	<b>-7</b>	<b>-8</b>	<b>-4</b>	<b>-5</b>	<b>-5</b>	<b>-4</b>	<b>-6</b>	<b>-6</b>	<b>-2</b>
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>
Range is -2 to -11 Good is -2 to -5 Fair is -6 to -8 Poor is -9 to -11														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			SMH017	SMH019	SMH021	SMH022	SMH024	SMH025	SMH027	SMH028	SMH030	SMH031	SMH032	SMH033	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	-	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	0	0	0	-	0	-	-	-	0	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	0	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	0	0	0	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	0	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	0	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	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		0	0	-	0	-	0	-	-	-	0	-	-	
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	0	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															
<b>Overall Score</b>			-5	-2	-7	-5	-5	-4	-4	-1	-7	-8	-6	-8	
<b>Overall Sustainability Conclusion</b>			Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Fair	Fair	Fair	
Range is -2 to -11 Good is -2 to -5 Fair is -6 to -8 Poor is -9 to -11															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			SMH034	SMH035	SMH036	SMH037	SMH038	SMH039	SMH040	SMH041
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>									
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>									
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	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	0	-	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>									
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	-	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>									
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	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	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	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>									
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>									
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	-	-	0	0	0	0	
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	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										
<b>Overall Score</b>			<b>-4</b>	<b>-3</b>	<b>-10</b>	<b>-7</b>	<b>-6</b>	<b>-10</b>	<b>-7</b>	<b>-6</b>
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>
Range is -2 to -11 Good is -2 to -5 Fair is -6 to -8 Poor is -9 to -11										

# Community Hub: Trefonen

Criteria	Criteria Description	Scoring Guide	Site Ref: TRF001	Site Ref: TRF002	Site Ref: TRF003	Site Ref: TRF004	Site Ref: TRF005	Site Ref: TRF006	Site Ref: TRF008	Site Ref: TRF009	Site Ref: TRF010	Site Ref: TRF011	Site Ref: TRF012X	Site Ref: TRF013X	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	-	0	0	-	0	0	0	-	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	-	-	0	0	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	0	0	-	0	-	-	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	0	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	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	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	0	0	0	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	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	--	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	0	0	0	0	-	-	0	0	-	-	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		0	-	0	0	0	0	-	0	0	0	0		
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	0	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														
<b>Overall Score</b>			<b>-5</b>	<b>-14</b>	<b>-5</b>	<b>-11</b>	<b>-12</b>	<b>-2</b>	<b>-3</b>	<b>-4</b>	<b>-13</b>	<b>-4</b>	<b>-8</b>	<b>-11</b>	
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	
Range is 0 to -14 Good is 0 to -4 Fair is -5 to -9 Poor is -10 to -14															



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			TRF014	TRF015	TRF016X	TRF017
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
Local Nature Reserve	0		0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		0	-	0	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	-	0	0
100m of a Local Nature Reserve	0		0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>					
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (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
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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	a Scheduled Monument		0	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
a Listed Building	0		0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		-	0	-	-
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
300m of a Listed Building	0		0	0	0	
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
	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					
<b>Overall Score</b>			<b>0</b>	<b>-8</b>	<b>-1</b>	<b>-1</b>
Range is 0 to -14 Good is 0 to -4 Fair is -5 to -9 Poor is -10 to -14 <b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>

# Community Hub: West Felton

Criteria	Criteria Description	Scoring Guide	Site Ref: WEF001	Site Ref: WEF002	Site Ref: WEF003	Site Ref: WEF004	Site Ref: WEF006	Site Ref: WEF008	Site Ref: WEF009	Site Ref: WEF010	Site Ref: WEF011	Site Ref: WEF013	Site Ref: WEF014	Site Ref: WEF015
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	-	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	0	0	0	0	0	-	-	-	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	-	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	-	-
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	0	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	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	0	0	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	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	-	0	-	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0	0	-	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
	-		-	-	-	-	-	-	-	-	-	-	-	
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	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													
<b>Overall Score</b>			-3	-2	-2	-13	-7	-9	-6	-1	-7	-7	-12	-1
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Poor	Fair	Fair	Fair	Good	Fair	Fair	Poor	Good
Range is -1 to -14    Good is -1 to -5    Fair is -6 to -10    Poor is -11 to -14														



Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			WEF017	WEF018	WEF020	WEF021	WEF022	WEF023	WEF024	WEF025	WEF026	WEF027	WEF028	WEF029
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	-	-	0	0	-	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	-	-
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	0	0	0	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	0	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	0	0	+	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	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	--		0	0	0	0	0	0	0	--	0	0	0	0
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	0	0	0	-	-	0	0	-	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
	-		-	-	-	-	-	-	-	-	-	-	-	-
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	0	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														
<b>Overall Score</b>			-3	-12	-1	-7	-5	-12	-11	-5	-6	-13	-10	-14
<b>Overall Sustainability Conclusion</b>			Good	Poor	Good	Fair	Good	Poor	Poor	Good	Fair	Poor	Poor	Poor
Range is -1 to -14    Good is -1 to -5    Fair is -6 to -10    Poor is -11 to -14														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			WEF030	WEF031	WEF032
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	0	0
Local Nature Reserve	0		0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	0	0
	250m of a Wildlife Site		0	0	0
100m of a Local Nature Reserve	0		0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>				
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	0
	Amenity green space		0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>				
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		0	0	0
a Listed Building	0		0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		0	0	0
	-		-		
15	Site is wholly/partly classified as very high landscape sensitivity for <b>residential</b>	Double minus score (-)			
	Site is wholly/partly classified as high landscape sensitivity for <b>residential</b>	Minus score (-)			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>residential</b>	Zero score (0)	0	0	0
	Site is wholly classified as low <b>landscape sensitivity</b> for <b>residential</b> 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				
<b>Overall Score</b>			<b>-3</b>	<b>-2</b>	<b>-1</b>
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>
Range is -1 to -14    Good is -1 to -5    Fair is -6 to -10    Poor is -11 to -14					

# Community Hub: Weston Rhyn

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			WRP001	WRP001VAR	WRP002X	WRP003	WRP005	WRP006	WRP007X	WRP008X	WRP009	WRP012	WRP013	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	-	0	-	0	0	-	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	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	-	-	-	-	0	0	-	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	0	0	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	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	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	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	0	0	0	-	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	0	-	-	-	0	-	-	-	-	-	
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		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														
<b>Overall Score</b>			-5	-2	-3	-5	-6	-7	-2	-2	-5	-5	-6	
<b>Overall Sustainability Conclusion</b>			Good	Good	Good	Good	Fair	Fair	Good	Good	Good	Good	Fair	
Range is -2 to -13 Good is -1 to -5 Fair is -6 to -9 Poor is -10 to -13														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			WRP015	WRP015VAR	WRP016	WRP017	RHS002	RHS003	RHS004	RHS005	RHS007X	RHS009	RHS010
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	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	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	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	-	-	0	0	0	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	-	0	0	0	-	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	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	0	0	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	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	+	0	0	+	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	--	--	--	0	0	--	--
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	-	-	-
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	0	0	0	0	0	0	-	
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								
	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													
<b>Overall Score</b>			<b>-9</b>	<b>-3</b>	<b>-8</b>	<b>-7</b>	<b>-8</b>	<b>-11</b>	<b>-13</b>	<b>-7</b>	<b>-7</b>	<b>-13</b>	<b>-7</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>
Range is -2 to -13 Good is -1 to -5 Fair is -6 to -9 Poor is -10 to -13													



Criteria	Criteria Description	Scoring Guide	Site Ref: RHS012	Site Ref: RHS013	Site Ref: RHS014X
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	0	0
Local Nature Reserve	0		0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	0	0
	250m of a Wildlife Site		0	0	0
100m of a Local Nature Reserve	0		0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>				
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	0
	Amenity green space		0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0
	0		0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>				
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		0	0	0
	a Listed Building		0	0	0
	0		0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	-	-	-
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		0	0	0
300m of a Listed Building	-		0	0	
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)			
	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				
<b>Overall Score</b>			<b>-6</b>	<b>-6</b>	<b>-8</b>
Range is -2 to -13 Good is -1 to -5 Fair is -6 to -9 Poor is -10 to -13 <b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

# Community Hub: Whittington



Criteria	Criteria Description	Scoring Guide	Site Ref: WHN001	Site Ref: WHN002	Site Ref: WHN003X	Site Ref: WHN004	Site Ref: WHN005	Site Ref: WHN006	Site Ref: WHN007	Site Ref: WHN008	Site Ref: WHN009X	Site Ref: WHN010	Site Ref: WHN011	Site Ref: WHN012	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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	-	-	-	-	-	-	-	-	-	-	-	
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	0	0	0	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	0	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	+	+	0	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	0	0	--	0	--	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	-	0	-	0	-	-	-	-	0	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	-	-	0	-	-	-	-	-	-	
300m of a Listed Building	-		-	0	0	-	0	-	-	-	-	-	-		
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	0	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															
<b>Overall Score</b>			-5	-7	1	-10	-8	-9	-9	-7	-2	-1	-3	-8	
<b>Overall Sustainability Conclusion</b>			Good	Fair	Good	Fair	Fair	Fair	Fair	Fair	Good	Good	Good	Fair	
Range is 1 to -17 Good is 1 to -5 Fair is -6 to -11 Poor is -12 to -17															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			WHN013	WHN014	WHN016	WHN017	WHN018	WHN019	WHN020	WHN023	WHN024	WHN025	WHN026	WHN026VAR
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	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	-	0	0	0	0	-	-	0	0	0	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-	-	-	-	-	-	-	-	-	-
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	0	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	0	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	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	0	0	-	-	-	-	0	-	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	-	-	-	-	-	-	-	-	-
300m of a Listed Building	-		-	0	-	-	-	-	-	-	-	-	-	
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	0	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														
<b>Overall Score</b>			<b>-8</b>	<b>-3</b>	<b>-2</b>	<b>-2</b>	<b>-7</b>	<b>-1</b>	<b>-10</b>	<b>-17</b>	<b>-6</b>	<b>-4</b>	<b>-16</b>	<b>-4</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Poor</b>	<b>Good</b>
Range is 1 to -17 Good is 1 to -5 Fair is -6 to -11 Poor is -12 to -17														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			WHN027	WHN028	WHN030
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	0	0
Local Nature Reserve	0		0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	0	0
	250m of a Wildlife Site		0	0	0
100m of a Local Nature Reserve	0		0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>				
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	-
	Amenity green space		0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>				
	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 <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	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)	-	-	-
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		0	0	0
	a Listed Building		0	0	0
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	300m of a Scheduled Monument		-	0	-
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		-	-	-
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
	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				
<b>Overall Score</b>			<b>-4</b>	<b>-4</b>	<b>-4</b>
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Good</b>
Range is 1 to -17 Good is 1 to -5 Fair is -6 to -11 Poor is -12 to -17					

Oswestry Place Plan Area  
Stage 2b Screening of Sites:  
Site Assessments

# Principal Centre: Oswestry

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR001X</b>
<b>Site Address:</b>	Land at Pleasant View, Weston Rd
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	0.14
<b>Indicative Capacity (Dwellings):</b>	4
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 50%
<b>General Description:</b>	The site consists of a dwelling and its curtilage.
<b>Surrounding Character:</b>	Primarily residential and open space.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
	<b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR005</b>
<b>Site Address:</b>	Land north of Trefonen Road, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	7.98
<b>Indicative Capacity (Dwellings):</b>	239
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A relatively large, flat site currently in agricultural use. The site is close to the village centre.
<b>Surrounding Character:</b>	The site is bound to the south by Trefonen Rd which to its opposite side is occupied by residential development and a pub to the SE corner. The site is bound to the east by Morda Bank which is similarly occupied by residential development to its opposite side. To the northern edge of the site is a scrapyards/auto salvage site beyond which flows the River Morda. To the west of the site is further agricultural land.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR008</b>
<b>Site Address:</b>	Land at Old Farm, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	0.38
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This triangular site is formed of the northern portion of a field that is currently in agricultural use. The site appears to be gently undulating. The site sits behind current development on Old Way and does not appear to have established vehicular access .
<b>Surrounding Character:</b>	The NW side of the site backs onto the dwellings along Old Way whilst the NE side of the site sits to the rear of the Primary School grounds. The Southern side of the site is bound by agricultural land formed by the remainder of the field which the site is currently part.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
	<b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR009</b>
<b>Site Address:</b>	Land at Ty Valdwyn, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	2.91
<b>Indicative Capacity (Dwellings):</b>	87
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	The site comprises a single large elongated field currently in agricultural use and part of the curtilage of a large residence known as Ty-Faldwyn. The site stretches along the B5069 to its western side to which there is direct access to the site at its southern end.
<b>Surrounding Character:</b>	To the opposite side of the A5069 is existing residential development. To the north of the site is the curtilage of the village primary schools and to its west is agricultural land. To the south of the site is the residence Ty-Faldwyn.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR010</b>
<b>Site Address:</b>	Land north east of football ground, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	6.34
<b>Indicative Capacity (Dwellings):</b>	190
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large irregularly shaped site to the north of Weston Road, north east of the football ground and Morda. The site consists of a series of agricultural fields with their northern and eastern boundaries defined by the River Morda.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, although there are some farmsteads/farmhouses and a depot in proximity of the site.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR011X</b>
<b>Site Address:</b>	Land at Nant Lane
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	0.11
<b>Indicative Capacity (Dwellings):</b>	3
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of scrubland. Boundaries are defined by roads and property curtilages.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR012</b>
<b>Site Address:</b>	Land between Weston and Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	45.38
<b>Indicative Capacity (Dwellings):</b>	1362
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A very large site consisting of numerous agricultural fields located between Weston and Morda. The southern element of the site contains a large pond and surrounding land is relatively boggy. The site is bounded by the A483 to the east; Weston Road to the north; Sunnyside (B5069) to the west; an access track to the pond and the pond itself to the south west and a wooded belt the south east.
<b>Surrounding Character:</b>	Surrounding land uses include agricultural uses to the south, south west and east. Commercial/employment land to the north east. Residential dwellings to the north west. A mix of public open space, a football ground, agricultural land and a depot to the north.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR013</b>
<b>Site Address:</b>	Land to the rear of Morda Mill, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 10%
<b>General Description:</b>	The site consists of part of a small area of hardstanding/car parking fronting onto Morda Road and a area of vacant/amenity land to the rear of Morda Mill. The vacant/amenity land is relatively densely wooded and some of the trees on the site boundaries are subject to TPO protection.
<b>Surrounding Character:</b>	Character to the south and west is predominantly agricultural. Character to the east is predominantly residential. Character to the north is a mix of low density residential dwellings and commercial buildings beyond which is further agricultural land.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR014</b>
<b>Site Address:</b>	Weston House Mill, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	0.64
<b>Indicative Capacity (Dwellings):</b>	19
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a haulage yard and premises.
<b>Surrounding Character:</b>	Character to the north, south and east is predominantly agricultural, although there are also fishing pools to the east. Character to the west is a mix of residential and agricultural land with Planning Permission for residential development.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR015</b>
<b>Site Address:</b>	Land at The Cottams, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	1.14
<b>Indicative Capacity (Dwellings):</b>	34
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the majority of an agricultural field which wraps around The Cottams to the north of Morda. The site is located and forms much of the gap between Oswestry and Morda.
<b>Surrounding Character:</b>	Land to the east is predominantly residential. Land to the west is predominantly agricultural, Land to the north is a mix of agricultural land (much of which is allocated for residential development) and residential. Character to the south is a mix of low density residential and commercial properties.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> <b>Size <sup>2</sup>:</b> <b>Strategic Suitability <sup>3</sup>:</b>
	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>MOR016</b>
<b>Site Address:</b>	The Withy Beds, Morda
<b>Settlement:</b>	Morda near Oswestry
<b>Site Size (Ha):</b>	2.43
<b>Indicative Capacity (Dwellings):</b>	73
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 5%
<b>General Description:</b>	The site consists of a narrow access road from Morda Bank through to an irregularly shaped area containing Lake Vyrnwy Terrace, its curtilages and associated structures. The site then continues as a narrow access road through to the Withy Beds, which consists of a large field with surrounding access track/ The Withy beds is crossed by the River Morda to its southern extent, which is bridged within the site.
<b>Surrounding Character:</b>	Character to the south and west are predominantly agricultural. Character to the north varies from residential (north of the Withy Beds) to a mix of low density residential, commercial and agricultural (north of the remainder of the site). Similarly character to the east of the site varies from agricultural fields (west of the Withy Beds) to amenity green space/residential (west of the access point to the site).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Morda than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW001</b>
<b>Site Address:</b>	Arthurs of Oswestry, Lower Brook Street, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.29
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Town centre car dealership site with defined boundaries, comprising showroom and forecourt.
<b>Surrounding Character:</b>	Town centre uses including retail and residential.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW002</b>
<b>Site Address:</b>	Health Centre/ Adult Training Centre, Victoria Rd, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.73
<b>Indicative Capacity (Dwellings):</b>	22
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Edge of town centre triangular site bounded by Victoria Rd and Salop Rd with hedge / fence boundaries. Currently social care training and education centre.
<b>Surrounding Character:</b>	Retail park on Salop Rd and retail to south. Police station to NW. residential dwellings adjoining and nearby.
<b>Suitability Information: Residential: (from SLAA)</b>	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW003</b>
<b>Site Address:</b>	Oakfield Middleton Rd, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.36
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	Residential property with outbuildings on large triangular plot south of Middleton Rd and immediately adjacent to the SUE allocated in SAMDev
<b>Surrounding Character:</b>	Residential to north and west, currently agricultural to south and east, but allocated as SUE
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW005</b>
<b>Site Address:</b>	Roy Evans Garage, Oak Street
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.07
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Garage Services on well defined plot on urban largely residential street
<b>Surrounding Character:</b>	Largely residential, primary school opposite
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW006</b>
<b>Site Address:</b>	Garages site, Whittington Road
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Row of residential garages adjacent to Whittington Road. Long narrow site. Wooded boundaries
<b>Surrounding Character:</b>	Residential to N, industrial to south and east
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>  <b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.  <b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW007</b>
<b>Site Address:</b>	Land east of Glentworth Close, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.33
<b>Indicative Capacity (Dwellings):</b>	40
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Unbounded part of agricultural field east of Development Boundary and N of River Morda
<b>Surrounding Character:</b>	Agricultural to East and residential to West. Electricity sub-station to N
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW009</b>
<b>Site Address:</b>	Oldport Farm, Gobowen Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	2.40
<b>Indicative Capacity (Dwellings):</b>	72
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Farmhouse, yard and buildings bounded by Gobowen Rd to the East
<b>Surrounding Character:</b>	Surrounded by agricultural land, with Oswestry residential area to the south and the scheduled Old Oswestry hillfort to the West
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW013</b>
<b>Site Address:</b>	The Town Field, Weston Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.50
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Garden land / grazing bounded by hedge to West, unbound to East.
<b>Surrounding Character:</b>	Residential to W and N, agriculture to S & E
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW014</b>
<b>Site Address:</b>	Land South of The Cemetery, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.57
<b>Indicative Capacity (Dwellings):</b>	47
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Unbound part of low lying grassland field, bounded by a wall against the cemetery to the north and hedges to the south and south west, unbound to east.
<b>Surrounding Character:</b>	Cemetery to north, remainder of grassland field to east with former railway dividing this from B2 uses on Maesbury Rd, agricultural uses allocated in SAMDev as OSW034 & OSW035 to south west
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW015</b>
<b>Site Address:</b>	Land East of Oakhurst Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	4.43
<b>Indicative Capacity (Dwellings):</b>	133
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field rising to the west with highest point to the north west, with hillock features, bound by hedges. Ponds on site.
<b>Surrounding Character:</b>	Agriculture to north (OSW038), residential to south. B4579 to West. Gatacre playing field to SW
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW017</b>
<b>Site Address:</b>	Land at Trefonen Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.47
<b>Indicative Capacity (Dwellings):</b>	44
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Part of agricultural field, unbound to W, bounded by Trefonen Rd to S. Opposite playing field to South, on the edge of Oswestry and outside the current development boundary
<b>Surrounding Character:</b>	Residential to N and E, Trefonen Rd and playing fields to South, agricultural to West
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW018a</b>
<b>Site Address:</b>	Land near Weston Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	2.24
<b>Indicative Capacity (Dwellings):</b>	67
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural grazing land falling to a water course along eastern boundary. Bounded by hedges to S and E, unbound to W and N
<b>Surrounding Character:</b>	OSW013 to W, SAMDev allocation OSW035 to N and agricultural land OSW026 to S and E
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW020X</b>
<b>Site Address:</b>	Land at Blue Row Cottages
<b>Settlement:</b>	Morda
<b>Site Size (Ha):</b>	0.02
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small wooded area. Boundaries are undefined.
<b>Surrounding Character:</b>	Primarily agricultural, woodland and rural dwellings.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
	<b>Strategic Suitability <sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW021</b>
<b>Site Address:</b>	Llys Hill, Middleton Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.36
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	Llys Hill is a detached property standing in large grounds, accessed via a private drive off Middleton Road. Site is set back from Middleton Road behind a nursing home which adjoins the access drive to the west.
<b>Surrounding Character:</b>	The site is surrounded by residential development on all sides.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW023</b>
<b>Site Address:</b>	Land off Mount Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	4.99
<b>Indicative Capacity (Dwellings):</b>	150
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 5%
<b>General Description:</b>	Part of agricultural field bound by hedges to S, E & N, but unbound to W. Part wooded
<b>Surrounding Character:</b>	Croes residential area to East (High Fawr Ave), Mount Rd to N and agricultural land to W
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW026</b>
<b>Site Address:</b>	Land north of Weston Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	6.78
<b>Indicative Capacity (Dwellings):</b>	203
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large flat open field, currently in arable use, situated within a wider tract of open land which separates the main Oswestry industrial area to the east and established residential areas to the west.
<b>Surrounding Character:</b>	The sites immediate surroundings are predominantly agricultural. However there are areas of residential to the west and areas allocated for residential development to the north of the site, these are adjacent to the site in parts but adjacent fields form an area of separation in others. There is also an employment area to the east of the site separated by further agricultural fields and a main road.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>  <b>Size <sup>2</sup>:</b>  <b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW027</b>
<b>Site Address:</b>	Land at Weston Cotton Farm, Weston Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.91
<b>Indicative Capacity (Dwellings):</b>	27
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Unbound part of agricultural field
<b>Surrounding Character:</b>	Hamlet of Weston to S. Fishing pools and farms with agricultural land to N and E
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> The majority of the site is located within flood zones 2 and/or 3.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW028</b>
<b>Site Address:</b>	Land at Brogyntyn Park, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	11.98
<b>Indicative Capacity (Dwellings):</b>	359
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field enclosed by hedges which forms part of registered parkland of Brogyntyn Hall
<b>Surrounding Character:</b>	Built area of Oswestry is to the S, E & W, Brogyntyn Hall and parkland to the N
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> The site forms part of a registered park. Part of the site is an identified community park.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW029</b>
<b>Site Address:</b>	Central Car Park and adjoining land, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.61
<b>Indicative Capacity (Dwellings):</b>	48
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Town centre car park
<b>Surrounding Character:</b>	Town centre uses to North, East & West, residential streets to South.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW032</b>
<b>Site Address:</b>	Land between Trefonen Road and Penyllan Lane, South of Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	13.36
<b>Indicative Capacity (Dwellings):</b>	401
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This site consists of pastoral parkland and playing fields bounded by hedges and a boundary wall to Trefonen Rd. It forms part of the Pen-y-llan estate on the south western edge of Oswestry and occupies gently sloping land between the B4579 (Trefonen Road) and Penylan Lane. The northern part of the site is currently used as playing fields by the neighbouring school; the southern half is pastoral parkland with many mature deciduous trees.
<b>Surrounding Character:</b>	The site has school playing fields to the east and south, and agricultural land to the west. There is residential development to the north on the Trefonen Road.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW037</b>
<b>Site Address:</b>	Land at Mile Oak, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.70
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field within Oswestry bypass and adjacent to allocated employment site
<b>Surrounding Character:</b>	Former railway to W, Maesbury Rd to N, agricultural uses
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> The majority of the site is located within flood zones 2 and/or 3.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW038</b>
<b>Site Address:</b>	Land east of Oakhurst Road, north of Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	7.75
<b>Indicative Capacity (Dwellings):</b>	232
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field bound by hedges
<b>Surrounding Character:</b>	Oakhurst (large residential property) to NW. B4579 and single residential property to W. agriculture surrounds remainder. Old Oswestry Hillfort is 300m East, Brogyntyn Park (Registered Park) to the west
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW040</b>
<b>Site Address:</b>	Land off Gobowen Road, north of Jasmine Gardens
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	4.25
<b>Indicative Capacity (Dwellings):</b>	128
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is a pasture used for horse grazing which rises up to form the lower slopes of a distinctive wooded knoll on the northern outskirts of Oswestry. It is separated from the B5069 approach road and from land to the north west by low cut hedges. A small watercourse/ditch follows the contours of the hillside creating a slight indentation in the landform. The site is visible on the northern approaches to the settlement and acts as part of the setting to Old Oswestry Fort and to the wooded knoll which together act as distinctive landmarks in the landscape north of the settlement. A rural farm complex lies to the north. The site is sensitive as a prominent and attractive part of the rising landform, its role as setting to the hillfort and as a buffer between the rural farmstead at Oldport and the settlement.
<b>Surrounding Character:</b>	Oldport Farm is to the north, with the hill fort to the north west, a wooded hill to the west, Jasmine Gardens housing development to the south, and the Gobowen Road and former railway to the east.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW042</b>
<b>Site Address:</b>	Everglades, Brynhafod Lane
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.24
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	Existing residential curtilage
<b>Surrounding Character:</b>	Residential
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW043</b>
<b>Site Address:</b>	Welsh Border Meats, Willow Street
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.06
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small site comprising the Welsh Border Meats building and carparking. Narrow site with a frontage at either end on to Willow Street and Oak Street.
<b>Surrounding Character:</b>	Typical edge of town centre location surrounded by a mix of residential, commercial and other uses.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW044</b>
<b>Site Address:</b>	Land off Croeswylan Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.00
<b>Indicative Capacity (Dwellings):</b>	30
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is located on the south-western edge of Oswestry on land off Croeswylan Lane and north of the River Morda. The site is relatively prominent visually and forms part of the Morda Valley green corridor. Mature trees and hedgerow along Croeswylan Lane and Love Lane.
<b>Surrounding Character:</b>	There is agricultural land on all sides except existing residential properties fronting Croeswylan Lane and to the east.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW045</b>
<b>Site Address:</b>	Autocare, King Street, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.02
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small site comprising a single storey garage/workshop at the junction of King Street and Eden Street, north east of the town centre. The existing building is of little architectural merit.
<b>Surrounding Character:</b>	The surrounding area is mainly residential in character, with a variety of commercial uses nearby.
<b>Suitability Information: Residential: (from SLAA)</b>	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW046</b>
<b>Site Address:</b>	Land to the West of Llwyn Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	8.66
<b>Indicative Capacity (Dwellings):</b>	260
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field to the west of Llwyn Road. The site is separated from the built form of Oswestry by an area of public open space (outdoor sports).
<b>Surrounding Character:</b>	Character to the north, and west is agricultural. Character to the south is public open space. Character to the east is agricultural but also includes the significant feature of the Oswestry Hillfort.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW047</b>
<b>Site Address:</b>	Land to the north west of Gatacre Avenue, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	9.73
<b>Indicative Capacity (Dwellings):</b>	292
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field containing a pond located to the north of Oswestry.
<b>Surrounding Character:</b>	Character to the north, east and north west is predominantly agricultural. Character to the west is public open space. Character to the south is predominantly residential.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW048</b>
<b>Site Address:</b>	Land at Weston Farm, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	15.21
<b>Indicative Capacity (Dwellings):</b>	456
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The majority of two agricultural fields associated with Weston Farm, located to the east of Weston Lane and west of the railway line and Mile End Industrial Estate.
<b>Surrounding Character:</b>	Land to the east is commercial. Land to the south is a mix of agricultural, commercial and land used for camping. Land to the west is predominantly agricultural. Land to the north is a mix of agricultural, land allocated for housing and a cemetery.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW049</b>
<b>Site Address:</b>	Land to the north west of the Water Works, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	6.98
<b>Indicative Capacity (Dwellings):</b>	209
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises two agricultural fields to the west of Oswestry. The site is separated from the built form of the settlement by an adjacent site within the same ownership.
<b>Surrounding Character:</b>	Land to the north, west and east is predominantly agricultural. Land to the south is mixed consisting of agricultural and the Water Works.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
	The site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Furthermore, in isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW050</b>
<b>Site Address:</b>	Land at Oerley Way, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	6.14
<b>Indicative Capacity (Dwellings):</b>	184
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises two agricultural fields to the west of Oswestry.
<b>Surrounding Character:</b>	Land to the north and west is predominantly agricultural. Land to the east is predominantly residential. Land to the south is characterised by the Water Works.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW051</b>
<b>Site Address:</b>	Weston Lane, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.32
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Pasture/recreation land with a number of mature trees in and around the sites boundaries.
<b>Surrounding Character:</b>	Character to the north and west is predominantly residential. Character to the south is mixed residential and agricultural. Character to the east is predominantly agricultural (although this land is allocated for residential development).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Currently Suitable
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> <b>Size <sup>2</sup>:</b> <b>Strategic Suitability <sup>3</sup>:</b>
	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW052</b>
<b>Site Address:</b>	Land east of The Hollies, Middleton Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.59
<b>Indicative Capacity (Dwellings):</b>	48
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field to the east of Oswestry and the A5. The site is separated from the A5 by a residential property The Hollies.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. There is however a dwelling adjacent to the site and land to the west (other side of the A5) is an allocated sustainable urban extension and land to the south (separated from this site by another agricultural field) is an employment allocation.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW053</b>
<b>Site Address:</b>	Land east of A5, Mile End, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	22.77
<b>Indicative Capacity (Dwellings):</b>	683
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site located to the east of the Mile End Roundabout, bordered by the A5 to the south and west. The site consists of an agricultural field and has been allocated within the SAMDev Plan for employment development.
<b>Surrounding Character:</b>	Character to the south, east and north is primarily agricultural. To the south west is employment. To the west is agricultural fields (allocated for a mixed use development).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b> <b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW054</b>
<b>Site Address:</b>	Land east of the Employment Allocation at Mile End, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	18.68
<b>Indicative Capacity (Dwellings):</b>	560
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site consisting of two agricultural fields to the east of an employment allocation. The site is bounded to the south by the A5.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. The site to the west is allocated for employment development.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW055</b>
<b>Site Address:</b>	Land north of the Employment Allocation at Mile End, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	10.95
<b>Indicative Capacity (Dwellings):</b>	328
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site consisting of an agricultural field to the north of an employment allocation. The site is bounded to the west by the A5.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. The site to the south is allocated for employment development and to the west for a mixed use development.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW056</b>
<b>Site Address:</b>	Land west of White House Farm, Middleton Road
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.51
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Irregularly shaped agricultural field located to the south of Middleton Road and west of White House Farm .
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, although there are several farmsteads/farmhouses in proximity.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW057</b>
<b>Site Address:</b>	Land south of Middleton Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	2.09
<b>Indicative Capacity (Dwellings):</b>	63
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Rectangular shaped agricultural field located to the south of Middleton Road.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, although there are several farmsteads/farmhouses in proximity.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW058</b>
<b>Site Address:</b>	Land north of Whittington Road and west of the A5, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	7.38
<b>Indicative Capacity (Dwellings):</b>	222
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of parts of two irregularly shaped agricultural fields to the north of an existing residential allocation (which represents the other parts of these two agricultural fields).
<b>Surrounding Character:</b>	Character to the north and west is predominantly agricultural. The Old Oswestry Hillfort is located to the west of the site. To the south are residential dwellings; agricultural land allocated for residential development; commercial properties and associated curtilages; and a large electricity distribution site.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW060</b>
<b>Site Address:</b>	Land south of Whittington Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	27.42
<b>Indicative Capacity (Dwellings):</b>	823
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large strategic employment allocation consisting of a series of agricultural fields to the east of the A5 and south of the A495.
<b>Surrounding Character:</b>	Character to the south and east is agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is primarily urban fringe and residential.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW062</b>
<b>Site Address:</b>	Land north of Whittington Road, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	1.85
<b>Indicative Capacity (Dwellings):</b>	56
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is an triangular sites consisting of an agricultural field located between the A5, A495 and Artillery Business Park.
<b>Surrounding Character:</b>	Character to the south is agricultural (allocated for employment development) and infrastructure (an electric sub-station). Character to the north is primarily open space. Character to the west is predominantly agricultural. Character to the east is a mixture of residential and employment.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW063</b>
<b>Site Address:</b>	North eastern element of the United Utilities Sewage Treatment Works, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	4.27
<b>Indicative Capacity (Dwellings):</b>	128
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the north east of the site, adjacent to the residential development within the Oswestry development boundary.
<b>Surrounding Character:</b>	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW064</b>
<b>Site Address:</b>	Western element of the United Utilities Sewage Treatment Works, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	15.55
<b>Indicative Capacity (Dwellings):</b>	467
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the west of the site, adjacent to the residential development within the Oswestry development boundary.
<b>Surrounding Character:</b>	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>  <b>Size <sup>2</sup>:</b>  <b>Strategic Suitability <sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW065</b>
<b>Site Address:</b>	South eastern element of the United Utilities Sewage Treatment Works, Oswestry
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	7.73
<b>Indicative Capacity (Dwellings):</b>	232
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site forms part of the United Utilities Sewage Treatment Works to the west of Oswestry. The site is located to the south east of the site, outside the Oswestry development boundary but adjacent to residential development.
<b>Surrounding Character:</b>	Surrounding uses include the remainder of the sewage treatment works; residential development and agricultural land.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>OSW068</b>
<b>Site Address:</b>	Land west of Whittington House
<b>Settlement:</b>	Oswestry
<b>Site Size (Ha):</b>	0.51
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is a small wedge-shaped piece of land between the Artillery Business Park and Whittington House. Fronted by the A495 this flat area of former parkland is used as open space and grazing. To the south western corner of the wedge-shape I a single residential dwelling known as "Greenfields". The site was previously in military use.
<b>Surrounding Character:</b>	To the east of the site is the BT-owned facility at Whittington House and its associated development. To the west of the site is the Artillery Business Park. To the opposite side of the A495 is land currently used for agricultural purposes.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH002</b>
<b>Site Address:</b>	Land adj. North Drive & Tympath Lane, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	2.86
<b>Indicative Capacity (Dwellings):</b>	86
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single field to the northern edge of the Park Hall settlement. Facing North Drive to its western side the site is gently undulating and in agricultural use. The site is adjacent to the development boundary to its south western corner
<b>Surrounding Character:</b>	The area to the immediate south of the site has been most recently used as a depot for the storage and distribution of pork products prior to which it was in agricultural use as a piggery. The site to the south now has planning permission for residential development (14/01856/OUT). There is existing residential development adjacent to the south western corner of the site. The remainder of the site is bound by agricultural land.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH007</b>
<b>Site Address:</b>	Land east of Drenwydd, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	11.96
<b>Indicative Capacity (Dwellings):</b>	359
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This large site is formed of a single field and is currently in agricultural use. The site has a frontage to Drenwydd and northwards wraps around to the east of Artillery Rd. The eastern side of Artillery Rd is undeveloped. The east of the site is bound by a railway line. To the south eastern corner of the site is a pumping station.
<b>Surrounding Character:</b>	To the northwest of the site is residential development associated with Artillery Rd and Inglis Rd. The remainder of the site is surrounded by agricultural land and is bound to the south west by Drenwydd and to the east by a railway line.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH008</b>
<b>Site Address:</b>	Land at Inglis Road, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This small square site is a plot of woodland adjacent to and opposite existing residential development. The site has a short frontage to Inglis Rd.
<b>Surrounding Character:</b>	To the rear (SW) and side (SE) of the site is a continuation of the woodland of which the site forms a part. To the NW is existing residential development which is separated from the site by an access drive. To the opposite side of Ingliss Rd which fronts the site to the NE is existing residential development.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability <sup>1</sup>:</b></p> <p><b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.</p> <p><b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH011</b>
<b>Site Address:</b>	Land west of Park House, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.45
<b>Indicative Capacity (Dwellings):</b>	13
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two small agricultural fields located between residential properties fronting onto North Drive and Park House. Site boundaries to east and west are residential curtilages. The northern boundary is defined by a hedgerow field boundary. The southern boundary is defined by an access road.
<b>Surrounding Character:</b>	Character to the north is predominantly agricultural. Character to the east is predominantly residential. Character to the south is a mix of woodland and residential. Character to the east includes agricultural, a dwellings (Park House) and a former piggeries (with planning permission for residential development).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH012</b>
<b>Site Address:</b>	Land north of Park Crescent, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.70
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A linear site consisting of an agricultural field/strip of woodland. The northern boundary is defined by the farm/employment complex to the north and its access road. The southern boundary is defined by the woodland strip on the site/residential curtilages. The eastern boundary is defined by a hedgerow field boundary. The western boundary is less obviously defined.
<b>Surrounding Character:</b>	Character to the east is predominantly agricultural. Character to the south is a mix of residential and agricultural (allocated for residential development). Character to the west is predominantly residential. Character to the north is a mix of agricultural and a former piggeries (with planning permission for residential development).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH013</b>
<b>Site Address:</b>	Land north of the former Piggeries, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	3.72
<b>Indicative Capacity (Dwellings):</b>	112
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a large agricultural field. The eastern boundary is defined by the railway line. The northern and western boundaries are defined by agricultural field boundaries. The southern boundary is defined by a field boundary beyond which it is woodland/scrubland in part, further agricultural fields in part and an employment/farm complex.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, with the exception of the former piggeries (with planning permission for residential development) to the south.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b>
	The site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Furthermore, in isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH016</b>
<b>Site Address:</b>	Land north of Whittington Road, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	15.65
<b>Indicative Capacity (Dwellings):</b>	470
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site consisting of numerous agricultural fields and a camp site. The site surrounds a gypsy and traveller site. The site lies to the north of Whittington Road, the element of the settlement of Park Hall fronting onto Whittington Road and the large area of open space associated with the Oswestry Boys and Girls Club - these areas form the sites southern boundary. The sites eastern boundary is defined by Drenewydd Road and the large area of open space associated with the Oswestry Boys and Girls Club. The sites western boundary is defined by Burma Road and an agricultural field boundary. The sites northern boundary is defined by a woodland and an agricultural field boundary.
<b>Surrounding Character:</b>	Character to the south and east is a mix of open space, agricultural land and residential. Character to the west is a mix of agricultural and employment. Character to the north is a mix of agricultural, woodland and residential.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH018</b>
<b>Site Address:</b>	Land south of Inglis Road, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.66
<b>Indicative Capacity (Dwellings):</b>	20
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a small agricultural field located to the south of Inglis Road and east of North Drive. The sites northern and western boundaries are defined by these road. Its southern boundary is defined by an extensive area of woodland. Its eastern boundary is defined by a residential curtilage and field boundary.
<b>Surrounding Character:</b>	Character to north and east is predominantly residential, although there is also a small areas of agricultural land to the east. Character to the west is primarily agricultural. Character to the south is primarily woodland.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH020</b>
<b>Site Address:</b>	Land east of Burma Road, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	3.91
<b>Indicative Capacity (Dwellings):</b>	117
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is an irregularly shaped, gently undulating field. The site was originally part of the parkland associated with Park Hall. The majority of the site (to the south) has previously been used for military purposes. There is a band of trees towards the southern end of the site containing a number of ancient trees.
<b>Surrounding Character:</b>	To the north of the site is the Park Hall Football stadium and to its east a caravan site. To its south the parkland associated with Park Hall. The site is bound to its west by Burma Rd to the opposite side of which is a variety of uses including the rugby ground and a small warehouse development.
<b>Suitability Information: Residential: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH021</b>
<b>Site Address:</b>	Whittington Business Park, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	1.44
<b>Indicative Capacity (Dwellings):</b>	43
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 75%
<b>General Description:</b>	The site is currently occupied by Whittington Business Park which has a number of units currently occupied by a motor repair garage, tyre outlet, ironmongers and martial arts school. The site has a frontage to the A495 and established access to the road. The site is flat and well screened by trees.
<b>Surrounding Character:</b>	The current industrial estate is well screened from the surrounding area by an area of woodland. To the east of the site fronting the A495 is a short run of residential development whilst to the west is agricultural land within which is also a travellers site. To the north of the site and to its south, on the opposite side of the A495, is further agricultural land.
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Currently Suitable but Future Potential Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH022</b>
<b>Site Address:</b>	Whittington Depot, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.92
<b>Indicative Capacity (Dwellings):</b>	28
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a Council Depot associated with the southern element of the built form of Park Hall. The sites boundaries are defined by Drenewydd Road to the west; an access road to the north; and established hedgerow field boundaries to the south and east.
<b>Surrounding Character:</b>	Character to the east and west is predominantly agricultural. Character to the north is a mix of residential and agricultural. Character to the west is open space.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Currently Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH023</b>
<b>Site Address:</b>	Land north of Five Crosses roundabout, near Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	3.79
<b>Indicative Capacity (Dwellings):</b>	114
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a linear agricultural field located to the west of the Oswestry Orthopaedic Hospital. Site boundaries are defined by roads to east and west and hedgerow field boundaries to north and south.
<b>Surrounding Character:</b>	Surrounding uses are primarily agricultural.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	A small portion of the site is located within flood zones 2 and/or 3. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH024X</b>
<b>Site Address:</b>	Land at Twmpath Lane, Twmpath
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.19
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A rectangular brownfield site used for storage/parking. Boundaries are defined by the road, property curtilages and field boundaries.
<b>Surrounding Character:</b>	A mix of residential, commercial, medical and agricultural.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size <sup>2</sup>:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site.
	<b>Strategic Suitability <sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA. Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH025</b>
<b>Site Address:</b>	Land at Wern Lodge, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	1.44
<b>Indicative Capacity (Dwellings):</b>	43
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a small agricultural field located to the east of Wern Lodge, adjacent to the built form of the Oswestry Orthopaedic Hospital. Site boundaries are defined by the railway line to the east; the access to Wern Lodge to the west; and agricultural field boundaries to the north and south.
<b>Surrounding Character:</b>	Character to north, south and west is primarily
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH026</b>
<b>Site Address:</b>	Land west of RHAJ Hospital, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	1.50
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 33%
<b>General Description:</b>	A triangular site consisting of car parking to south and south-east and the remainder is scrubland. The site is located between Twmpath Lane to the south, the railway line to the west and Oswestry Orthopaedic Hospital to the east.
<b>Surrounding Character:</b>	To the east is the Oswestry Orthopaedic Hospital and associated environs. Character to the north and west is predominantly agricultural. Character to the south is a mix of agricultural, woodland and residential.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH027</b>
<b>Site Address:</b>	Land east of RJAH Hospital, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	1.11
<b>Indicative Capacity (Dwellings):</b>	33
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a car park, ancillary land and several hospital buildings. Site boundaries are defined by Twmpath Lane to the south, and hospital land/buildings to north, east and west.
<b>Surrounding Character:</b>	To the north, east and west is the Oswestry Orthopaedic Hospital and associated environs. To the south are residential dwellings and agricultural land.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH029</b>
<b>Site Address:</b>	Land at Hinsdale, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	2.87
<b>Indicative Capacity (Dwellings):</b>	86
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the majority of an agricultural field located to the south of the Oswestry Orthopaedic Hospital. Site boundaries are primarily agricultural field boundaries, with the exception of the railway line to the east and the northern boundary which runs through an agricultural field.
<b>Surrounding Character:</b>	Character to south, east and west is predominantly agricultural. To the north is the Oswestry Orthopaedic Hospital and some residential dwellings.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH030</b>
<b>Site Address:</b>	Land at Thornfield, Twmpath Lane, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.53
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A linear site consists of two sections connected by a narrow strip. The northern section consists of an area of scrubland fronting onto Twmpath Lane, the connecting strip and southern element is heavily wooded. Site boundaries are defined by Twmpath Lane to the north, residential curtilages (north-east and north-west) and the extent of the woodland areas to south, south-east and south-west.
<b>Surrounding Character:</b>	Character to south and east is predominantly agricultural, although there is also a row of dwellings to the east of the northern element of the site. To the north is the Oswestry Orthopaedic Hospital. To the west are residential dwellings, beyond which is agricultural land and woodland.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH031</b>
<b>Site Address:</b>	Land south of the Orthopaedic Hospital, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	1.55
<b>Indicative Capacity (Dwellings):</b>	47
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field located to the south of the Oswestry Orthopaedic Hospital.
<b>Surrounding Character:</b>	Character to the south and east is predominantly agricultural. Character to the north and north-west is a mix of residential and uses associated with the Oswestry Orthopaedic Hospital. Character to the south-west is predominantly agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability <sup>1</sup>:</b>	
<b>Size <sup>2</sup>:</b>	
<b>Strategic Suitability <sup>3</sup>:</b>	<b>Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH032</b>
<b>Site Address:</b>	Land at Hinsdale, Park Hall
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	0.76
<b>Indicative Capacity (Dwellings):</b>	23
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the northern element of an agricultural field located to the south of the Oswestry Orthopaedic Hospital. The sites northern boundary is defined by Twmpath Lane. The sites eastern boundary is defined by the railway line. The sites western boundary is defined by property curtilages. The sites southern boundary is relatively undefined, cutting through an agricultural field.
<b>Surrounding Character:</b>	Character to south and east is predominantly agricultural. To the north and west is the Oswestry Orthopaedic Hospital and some residential dwellings.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> Whilst the site is more closely associated with the built form of Park Hall and the Orthopaedic Hospital than Oswestry, due to constraints in Oswestry there is a need to consider sites in the wider area.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PKH033</b>
<b>Site Address:</b>	Land west of the Orthopaedic Hospital
<b>Settlement:</b>	Park Hall
<b>Site Size (Ha):</b>	4.86
<b>Indicative Capacity (Dwellings):</b>	146
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field located to the west of the Orthopaedic Hospital. Site boundaries are defined by the road to the west, the railway line to the east and agricultural field boundaries to north and south.
<b>Surrounding Character:</b>	Character to north, south and west is predominantly agricultural. To the east is the Oswestry Orthopaedic Hospital and some associated residential dwellings.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	N/A
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability <sup>1</sup>:</b>
	<b>Size <sup>2</sup>:</b>
	<b>Strategic Suitability <sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Gobowen

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR001</b>
<b>Site Address:</b>	Gobowen Autocare, B5009, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	0.16
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small site located in the centre of the village within the settlement boundary, it consists of a range of buildings and a large area of hardstanding. The site lies to the east of the large roundabout in the middle of the village and to the north of the B5009 and has a small frontage onto St Martins Road at the west end. The site is currently in use as a garage / MOT centre.
<b>Surrounding Character:</b>	To the north of the site is a restaurant and dwellings. There are also dwellings to the east and south of the site (to the south there is also a vacant plot). To the west is a roundabout.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Not Currently Available - Unlikely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p> <p>As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR002</b>
<b>Site Address:</b>	Land north of School Lane, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	3.57
<b>Indicative Capacity (Dwellings):</b>	107
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site on NE edge of built form of Gobowen outside but adjacent to development boundary. Site bounded to S by River Perry and existing housing, by Henlle Park Golf Course to W and N and residential estate development on E. Boundaries do not appear clearly defined on the ground art from with residential properties on E boundary. Site contains line of established trees and remnant hedgerow that bisect site N-S. Site has road frontage and vehicle access to St Martins Rd and also direct access from Penycae Close on NE edge of site. Pedestrian and cycle access via same routes to established network.
<b>Surrounding Character:</b>	Golf course and agricultural use to N and W and residential/urban development of Gobowen to W and S.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Part of the site is located within flood zones 2 and/or 3. Part of the site also contains part of a scheduled monument. This site in isolation appears to have either no road frontage or potential point of access, other than through the Scheduled Monument. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR004</b>
<b>Site Address:</b>	Land west of Henlle Lane, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.64
<b>Indicative Capacity (Dwellings):</b>	49
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site to N of built form of Gobowen and outside but adjacent to development boundary. Site is currently in agricultural use for rough grazing/fodder crops. Site boundaries are clearly defined on all four sides by established hedgerows and trees. Site is bounded by agricultural land to W and N and partly E; by Henlle park golf course to E and existing estate development to S. W boundary is formed by A5, S boundary by B5009 and E boundary by Chirk Rd. Site has extensive road frontage and current vehicle access from Chirk Rd. Former Preeshenlle waste and landfill site.
<b>Surrounding Character:</b>	Open countryside in agricultural or golf course use with N edge of Gobowen to S.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR005</b>
<b>Site Address:</b>	Land east of Rhewl Lane
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	2.46
<b>Indicative Capacity (Dwellings):</b>	74
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site on NE edge of built form of Gobowen outside but adjacent to development boundary. Site currently in agricultural use for grazing/pasture. Clearly defined boundaries with residential properties on W; hedgerows and trees on N, E and S boundaries; N and E boundaries also formed with lane and access track. Site has residential estate development to W and agricultural land on other 3 sides. Site has road frontage and current vehicle access to lane on N boundary. Pedestrian and cycle access also via same access to established network - no pavement provision
<b>Surrounding Character:</b>	Open countryside to N, E and S estate development on W.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR006</b>
<b>Site Address:</b>	Land North of St Martins Road, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.43
<b>Indicative Capacity (Dwellings):</b>	43
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary to N of built form of Gobowen. Site currently in agricultural use for grazing/pasture. Site is surrounded by land in agricultural use and with exception of individual properties to SE is effectively in the open countryside. Boundaries are clearly defined; by St Martins Rd to E; and established hedgerows to W N and S. Site has extensive road frontage with St Martins Rd but doesn't appear to have vehicle access. Pedestrian access via pavement on St Martins Rd cycle access via road to established network. Pond close to S boundary.
<b>Surrounding Character:</b>	Open countryside in agricultural use with exception of individual properties on SE corner.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR007</b>
<b>Site Address:</b>	Land North of Preeshenlle Lane, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.45
<b>Indicative Capacity (Dwellings):</b>	44
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site adjoining development boundary on N edge of Gobowen. Site currently in agricultural use for grazing/pasture. Site has residential estate development to S and further agricultural land to N, E and W. Site adjoins Wat's Dyke SAM on W boundary and is also <100m from Henlle park golf course to W. Site boundaries are clearly defined with residential properties to S; by Preeshenlle Lane to W however N and E boundaries not clearly defined no discernible features on ground. Site has road frontage to Preeshenlle Lane on S and W boundary with vehicle access from extreme NW corner. Pedestrian and cycle access to Preeshenlle lane and links to existing established network.
<b>Surrounding Character:</b>	Open countryside in agricultural use with exception of estate development to S.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR009</b>
<b>Site Address:</b>	Land west of Agnes Hunt Memorial Bungalows, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	2.94
<b>Indicative Capacity (Dwellings):</b>	88
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on S edge of Gobowen. Site currently in use for rough grazing and informal recreation. Site has residential development to N, W, and S and Shrewsbury-Chester rail line and agricultural land to W. Site boundaries are clearly defined by neighbouring properties and rail line and trees/hedgerows in NW corner of site. Site does not have road frontage or obvious vehicle access. Pedestrian and cycle access could be via Agnes Hunt Bungalows to existing established network.
<b>Surrounding Character:</b>	Suburban in nature with surrounding properties and built development reinforced by rail line to SW.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR014</b>
<b>Site Address:</b>	Land south east of Perry Road, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	9.32
<b>Indicative Capacity (Dwellings):</b>	280
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large greenfield site outside but adjoining development boundary on E edge of settlement. Site has residential estate development to N; further agricultural land to E and S with recreation ground and natural/semi-natural open space to W. Site boundaries are clearly defined by hedgerows and neighbouring properties, E and S boundaries with river Perry. Site has no road frontage and current vehicle access via track from Ebnal Lane. Pedestrian and cycle access via recreation ground to existing established network
<b>Surrounding Character:</b>	Character to the north is primarily residential. Character to the east and south is primarily agricultural. Character to the west is typified by a mix of community open spaces.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	In isolation, the site is landlocked and does not appear to have a road frontage. Whilst there are other site promotions which could provide an access, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR018</b>
<b>Site Address:</b>	Land North of School Lane, Bryn-y-Castell, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.04
<b>Indicative Capacity (Dwellings):</b>	31
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary. Site contains Bryn-y-Castell SAM and a section of Wat's Dyke SAM North part of site is within Flood Zone 3. Site is to N of School lane and to rear of UR church. Site is currently in agricultural use for rough grazing. Site boundaries are clearly defined by residential properties to W; School lane to S; River Perry to N; and UR Church to E. Boundaries comprise mostly trees and hedgerows with some fencing to properties on W. Site has road frontage to School Lane and current vehicle access off School lane in SW corner of site. Pedestrian and cycle access also via School Lane (no pavement) to existing established network
<b>Surrounding Character:</b>	Mixture of residential and open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site contains two scheduled monuments. The remainder of the site can only be accessed through the areas of the site containing these scheduled monuments.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR020</b>
<b>Site Address:</b>	Land at Oak Mill Farm, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	0.34
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside the development boundary. Site falls entirely within flood zone 2 and 3. Located immediately south of Oak Mill Farm, along Whittington Road south east of Gobowen. Site surrounded by agricultural land, with garden centre and sports centre to the west and some residential to the south. Boundaries comprise mostly trees and hedgerows. Site has road frontage to Whittington Road and unnamed road. Pedestrian and cycle access also via these two roads
<b>Surrounding Character:</b>	To the north is a large agricultural barn and dwelling, beyond which character is agricultural. To the south are other rural dwellings, beyond which character is agricultural. Character to the east is predominantly agricultural. Character to the west is a mix of sports and garden centre facilities.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site is located within flood zones 2 and/or 3.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR022</b>
<b>Site Address:</b>	Butler Field, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	3.34
<b>Indicative Capacity (Dwellings):</b>	100
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a large agricultural field located to the south-east of Gobowen.
<b>Surrounding Character:</b>	Character to the east and south is predominantly agricultural. Character to the north and west is a mix of residential, commercial and medical.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is located within flood zones 2 and/or 3.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR023</b>
<b>Site Address:</b>	Land north of Whittington Road, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	17.73
<b>Indicative Capacity (Dwellings):</b>	532
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site, consisting of a number of agricultural fields to the east of Gobowen.
<b>Surrounding Character:</b>	Character to the east is predominantly agricultural. Character to the north is a mix of agricultural, open space and residential. Character to the west is predominantly residential. Character to the south is a mix of agricultural, residential, commercial and medical.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR023VAR</b>
<b>Site Address:</b>	Land north of Whittington Road, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.75
<b>Indicative Capacity (Dwellings):</b>	53
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of a wider agricultural field.
<b>Surrounding Character:</b>	Character to the north, east and west is predominantly agricultural. Character to the south is a mix of residential and agricultural (land with Planning Permission for residential development).
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR024a</b>
<b>Site Address:</b>	Land south of Henlle Golf Course, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.23
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field and areas of woodland to the north of Gobowen.
<b>Surrounding Character:</b>	Character to the north is predominantly open space. Character to the east is predominantly agricultural. Character to the south is predominantly residential. Character to the west is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR024b</b>
<b>Site Address:</b>	Land north of School Lane, Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	1.24
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field and areas of woodland to the north of Gobowen.
<b>Surrounding Character:</b>	Character to the north is a mix of agricultural and open space. Character to the east is predominantly agricultural. Character to the south is predominantly residential. Character to the west is agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR025</b>
<b>Site Address:</b>	Land north east of Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	2.46
<b>Indicative Capacity (Dwellings):</b>	74
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an irregularly shaped agricultural field located to the north east of Gobowen. Site boundaries are defined by a rural land to south and east, property curtilages to the west and an agricultural field boundary to the north.
<b>Surrounding Character:</b>	Surrounding character is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>GWR026</b>
<b>Site Address:</b>	Land north of Gobowen
<b>Settlement:</b>	Gobowen
<b>Site Size (Ha):</b>	0.46
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	the site consists of a portion of a wider agricultural field. Site boundaries are defined by the road to the west but are undefined to north, east and south.
<b>Surrounding Character:</b>	Surrounding character is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Site has planning permission and commenced in December 2018</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to the site already gaining a consent and starting works.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Kinnerley

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH001</b>
<b>Site Address:</b>	Land east of Dovaston Farm
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	1.22
<b>Indicative Capacity (Dwellings):</b>	36
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large agricultural field located to the south of the dwellings in Dovaston. The site has an access point/road frontage. Site boundaries are defined by agricultural field boundaries to east, west and south. The northern boundary is defined by property curtilages and the road.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, with residential to the north.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH005</b>
<b>Site Address:</b>	Land rear of Sunnybank
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	0.41
<b>Indicative Capacity (Dwellings):</b>	12
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of the majority of an agricultural field located to the rear of existing dwellings. The site has no direct road frontage but an access track runs from it to the road.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, with residential to the south and a solar farm to the north.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH006</b>
<i>Site Address:</i>	Land at Green Bank
<i>Settlement:</i>	Dovaston
<i>Site Size (Ha):</i>	0.35
<i>Indicative Capacity (Dwellings):</i>	10
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	the site consists of a small field and a residential dwelling (newly constructed). Site boundaries are defined by a combination of the road, property curtilages and field boundaries.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH009</b>
<b>Site Address:</b>	Land adj. Dovaston Bank Farm
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	0.77
<b>Indicative Capacity (Dwellings):</b>	23
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a small portion of a large agricultural field. The site fronts onto the toad. Site boundaries are defined by the road to the south, property curtilages to east and west and are undefined to the north.
<b>Surrounding Character:</b>	Surrounding character is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH010</b>
<i>Site Address:</i>	Land north of Fairlea
<i>Settlement:</i>	Dovaston
<i>Site Size (Ha):</i>	2.73
<i>Indicative Capacity (Dwellings):</i>	82
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of three large agricultural fields and a single residential property which offers a road frontage. Site boundaries are defined by agricultural field boundaries, property curtilages and the road.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DKH016</b>
<b>Site Address:</b>	Land to rear of Mountside, Dovaston
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	0.88
<b>Indicative Capacity (Dwellings):</b>	27
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site lies adjacent to Dovaston's development boundary. Site is fairly flat and its northern boundary runs along Mountside Road. Its existing use appears to be Open Space as no agricultural activity seems to be present. The site's L-shape slightly wraps around existing residential land to the E of the site.
<b>Surrounding Character:</b>	Further Open Space and agricultural land lies to the site's N, E, S and W, with some residential to the site's E boundary.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> Due to the sites location it was screened out of the SLAA. The site is more closely associated with the built form of Dovaston than Kinnerley.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN001X</b>
<b>Site Address:</b>	Land adj. The Mount (site b)
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	0.15
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Part of a small field. Site boundaries are formed by field boundaries to east and west, the road to south and are relatively undefined to the north.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN002X</b>
<i>Site Address:</i>	Land adj. The Mount (site a)
<i>Settlement:</i>	Dovaston
<i>Site Size (Ha):</i>	0.12
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Small field surrounded by trees, to the rear of agricultural buildings.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN003</b>
<i>Site Address:</i>	Land between Grange Farm and Brook Villa, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.92
<i>Indicative Capacity (Dwellings):</i>	27
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Reasonably flat site located to the north of Kinnerley outside of the development boundary. The site is for agricultural use and is partially in flood zones 2 and 3 for the Weir Brook (around 5%). Access is from Kinnerley Road which runs between Kinnerley and Knockin
<i>Surrounding Character:</i>	Site is surrounded by agricultural land with some C3 residential to the east, with farm buildings to the N and W.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN004X</b>
<i>Site Address:</i>	Land between Grange Farm and Winston
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.15
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Small field bounded by agricultural buildings to east and west and the road to the north. Southern boundary is defined by an agricultural field boundary.
<i>Surrounding Character:</i>	Surrounding uses are predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN005</b>
<b>Site Address:</b>	Land rear of The Woods, Vicarage Lane, Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	0.69
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the west side of Kinnerley, adjacent to the development boundary. The sites located to the rear of several residential dwellings off Vicarage Lane. Boundaries to the north are formed by residential curtilages and to the south, east and west are field boundaries.
<b>Surrounding Character:</b>	Residential lies immediately N of the site, with its E, W and S sides all agricultural use.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN006</b>
<b>Site Address:</b>	Land adjacent Brookdale, Kinnerley Road, Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	0.29
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the N of Kinnerley, outside of but adjacent to the development boundary. Site wraps around Mountside and Kinnerley Road. Site appears to be agricultural-use, with the Weir Brook running along its western border, causing around 33% of the site to be in flood zone 2/3.
<b>Surrounding Character:</b>	Site is surrounded by agricultural land, with some residential to N and tennis courts and village hall to the south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN007</b>
<b>Site Address:</b>	Land off Heathwaen Lane, Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	1.11
<b>Indicative Capacity (Dwellings):</b>	33
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the NE of Kinnerley, outside of the development boundary. The only access is off Heathwen Lane - a minor single carriage road running along its northern boundary. Some residential dwellings are nearby, to the N of the site. Much of the surrounding area comprises of agricultural land.
<b>Surrounding Character:</b>	The built form of the village lies to the SW of the site, with the immediate surrounding area comprising of agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN008</b>
<i>Site Address:</i>	Land at Eddowes Cottage, Heathwaen, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	1.21
<i>Indicative Capacity (Dwellings):</i>	36
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located to the NE of Kinnerley, outside of the development boundary. The only access is off Heathwen Lane - a minor single carriage road running along its south boundary. Some residential dwellings are nearby, to the N of the site. Much of the surrounding area comprises of agricultural land.
<i>Surrounding Character:</i>	The built form of the village lies to the SW of the site, with the immediate surrounding area comprising of agricultural land.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN009</b>
<b>Site Address:</b>	Land adj. to The Mount, Kinnerley
<b>Settlement:</b>	Dovaston
<b>Site Size (Ha):</b>	0.60
<b>Indicative Capacity (Dwellings):</b>	18
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 45%
<b>General Description:</b>	Site is located to the north of Kinnerley, outside of the development boundary, and in close proximity to Dovaston (lying to the east of the site). Site is wedged between two residential units, and lies north of Mountside (Road). Site is of agricultural use and encompasses only a part of on an existing field.
<b>Surrounding Character:</b>	Agricultural land lies to the N of the site (within the same field), with residential units immediately to the E and W of the site, all along Mountside.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site is more closely associated with the built form of Dovaston than Kinnerley.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN011</b>
<i>Site Address:</i>	Land at Brookfields, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	1.26
<i>Indicative Capacity (Dwellings):</i>	38
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx 15%
<i>General Description:</i>	Site is located to the E of Kinnerley, partially within the development boundary. The N of the site also lies within the Conservation Area, and is currently used for agricultural purposes.
<i>Surrounding Character:</i>	The Weirbrook is immediately to the E of the site, with agricultural fields beyond. There are several listed buildings to the NW, including a Grade 2* (Church of St Mary). Immediately to the W is the existing built form of Kinnerley, which is largely residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN013</b>
<b>Site Address:</b>	Land east of Weir Brook, Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	0.43
<b>Indicative Capacity (Dwellings):</b>	13
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the E of Kinnerley, outside of the development boundary. Around 50% of the site is located within flood zone 2/3, and the only access is via Mayfields to the S of the site. The site lies adjacent to the Conservation Area
<b>Surrounding Character:</b>	Site is adjacent to the Weirbrook to its western boundary, with agricultural land to the N, E and S, with residential to the W. Site is also in proximity to a grade 2* listed building (Church of St Mary).
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). Furthermore, approximately 50% of the site is located within flood zones 2 and/or 3, this is the element of the site closest to the built form of the settlement, which creates further separation.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN014</b>
<i>Site Address:</i>	Land at Heathwaen Lane, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.39
<i>Indicative Capacity (Dwellings):</i>	12
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located to the N of the village, outside of the development boundary. Along it N boundary runs Heathwen Road, which runs between Kinnerley and Heathwaen. Site is currently agricultural use and is alongside other agricultural fields.
<i>Surrounding Character:</i>	Site is surrounded on all side by agricultural fields, with residential land to the S in the village. Some farm buildings lie N of the site, over the Heathwen Road which is the only current access to the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is located within an identified area of natural/semi-natural open space.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN015</b>
<b>Site Address:</b>	land adjacent to Bank Field, Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	1.98
<b>Indicative Capacity (Dwellings):</b>	59
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the E of Kinnerley, outside of the development boundary. Site is fairly flat, and lies adjacent to a small pocket of existing dwellings lying to the S. The only current access is from Mayfields, which is a fairly narrow, single carriageway running from the built area of Kinnerley. The Weirbrook lies west of the site however the site itself does not lie in any flood zones (although part of Mayfields which runs to the site does site in flood zone 2/3).
<b>Surrounding Character:</b>	Site is surrounded on all sides by agricultural land, with a small number of residential dwellings sitting just S of the site. Weirbrook lies to the W.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN016</b>
<i>Site Address:</i>	Kinnerley Glebe, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.88
<i>Indicative Capacity (Dwellings):</i>	26
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	South is located SW of Kinnerley, outside of the development boundary. The site is only accessible off Argoed Road on the site's S side, and the site is wedged between two agricultural fields. The site is long and narrow, stretching from the south of the village to near its centre.
<i>Surrounding Character:</i>	Site is surrounded by agricultural land. Farm buildings lie south of the site, beyond Argoed Road. Argoed Road is currently the only access by road and runs along the entire southern boundary.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN017</b>
<i>Site Address:</i>	Land at Mountside, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	5.02
<i>Indicative Capacity (Dwellings):</i>	151
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	This fairly large site is situated to the NE of Kinnerley, outside of the development boundary. The lies on Mountside Rd, with some residential dwellings located between the site and the road. Access therefor from Mountside to the E and W of the dwellings. The site is otherwise surrounded by agricultural land, with the Weir Brook to the site's SW, whereby a small percentage (around 5%) lies within flood zone 2/3.
<i>Surrounding Character:</i>	Mostly agricultural land, with some residential units immediately N of the site. Weir Brook lies to the S of the site.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN018</b>
<i>Site Address:</i>	Land at Mountfield, Kinnerley
<i>Settlement:</i>	Dovaston
<i>Site Size (Ha):</i>	1.48
<i>Indicative Capacity (Dwellings):</i>	44
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located to the N of Kinnerley, outside the development boundary. The site has access off Mountside Rd to the NW and NE as the site's northern centre point is wrapped around an existing residential dwelling. Site is reasonably flat and is used for agricultural purposes.
<i>Surrounding Character:</i>	Surrounded the site is mostly agricultural land, with some residential to the E and one dwelling immediately N of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is located within the gap between Kinnerley and Dovaston. Upon reflection, it is considered more closely associated with Dovaston than Kinnerley.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN019</b>
<i>Site Address:</i>	West of Mayfield, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.47
<i>Indicative Capacity (Dwellings):</i>	14
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located west of the centre of Kinnerley. The site consists of part of a wider field. The site is fairly flat and a third of it lies behind the existing residential land off the main road. Site boundaries are defined by the road and property curtilages to the east agricultural field boundaries to south and west and are undefined to the north.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural and residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN019a</b>
<i>Site Address:</i>	West of Mayfield, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	1.46
<i>Indicative Capacity (Dwellings):</i>	44
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located west of the centre of Kinnerley. The site consists of two fields, part of a further field and a wooded area. Site boundaries are defined by the road and property curtilages to the east, agricultural field boundaries to the west, woodland and property curtilages to the north and are undefined to the south.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural and residential.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site was promoted following the conclusion of the SLAA.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN019b</b>
<i>Site Address:</i>	West of Mayfield, Kinnerley
<i>Settlement:</i>	Kinnerley
<i>Site Size (Ha):</i>	0.81
<i>Indicative Capacity (Dwellings):</i>	24
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is located west of the centre of Kinnerley. The site consists of a field, part of a further field and a wooded area. Site boundaries are defined by the road and property curtilages to the east, agricultural field boundaries to the west, woodland and property curtilages to the north and are undefined to the south.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural and residential.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site was promoted following the conclusion of the SLAA.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KNN020</b>
<b>Site Address:</b>	Land adjacent to Eddowes Cottage, near Kinnerley
<b>Settlement:</b>	Kinnerley
<b>Site Size (Ha):</b>	0.18
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an access to an agricultural barn and a small portion of an agricultural field. Site capacity likely limited to a single dwelling. Site boundaries are defined by the road to the south, a property curtilages to the west, an agricultural field boundary to the east and are undefined to the north. Much of the site is considered within KNN008.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural, although there is semi-natural open space (including woodland) to the south-east and a single dwelling adjacent.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Whilst the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint), much of the site is already considered within the adjacent site promotion.</p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Knockin

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK001</b>
<i>Site Address:</i>	The Old Post Office, Knockin
<i>Settlement:</i>	Knockin
<i>Site Size (Ha):</i>	0.21
<i>Indicative Capacity (Dwellings):</i>	6
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx. 25%
<i>General Description:</i>	The site consists of the post office/shop on the sites frontage and land to the rear (hard standing and a grassed area).
<i>Surrounding Character:</i>	Surrounding uses are primarily residential. However there are agricultural fields to the south.
<i>Suitability Information: (from SLAA)</i>	Currently Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK002</b>
<i>Site Address:</i>	Land east of The Old Rectory, Knockin
<i>Settlement:</i>	Knockin
<i>Site Size (Ha):</i>	0.59
<i>Indicative Capacity (Dwellings):</i>	18
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the east of Knockin.
<i>Surrounding Character:</i>	character to north and south is predominantly agricultural. Character to the east and west is a mix of agricultural and large rural dwellings on large plots.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK003</b>
<b>Site Address:</b>	Land off Kinnerley Road, Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	3.11
<b>Indicative Capacity (Dwellings):</b>	93
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a large agricultural field located to the south of Knockin.
<b>Surrounding Character:</b>	Character to east and south is predominantly agricultural. Character to the west is a mix of sport/leisure (cricket ground) and agricultural. Character to the north is predominantly residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK004</b>
<b>Site Address:</b>	Land adjacent The Old Forge House, Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	1.04
<b>Indicative Capacity (Dwellings):</b>	31
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of an agricultural field located to the east of Knockin.
<b>Surrounding Character:</b>	Character to south and east is predominantly agricultural. Character to the west is a mix of residential and agricultural. Character to the north is a mix of residential, open space and community facilities.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK005</b>
<b>Site Address:</b>	Land east of Church View, Church Lane, Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	0.78
<b>Indicative Capacity (Dwellings):</b>	24
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the south west corner of an agricultural field.
<b>Surrounding Character:</b>	Character to north, east and west is predominantly agricultural. Character to the south is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Part of the site is located within flood zones 2 and/or 3. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK006X</b>
<i>Site Address:</i>	Land at The Crest
<i>Settlement:</i>	Knockin
<i>Site Size (Ha):</i>	0.18
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup> :</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b> <b>Strategic Suitability<sup>3</sup>:</b>
	As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).
	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK008</b>
<b>Site Address:</b>	Land rear of The Assembly Rooms, Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	0.51
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of land and gardens to the rear of properties on the B4396.
<b>Surrounding Character:</b>	Land to the north and west is predominantly residential. Land to the south and east is predominantly agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK009</b>
<b>Site Address:</b>	Land north of Church Lane, Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	0.91
<b>Indicative Capacity (Dwellings):</b>	27
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the south eastern corner of an agricultural field.
<b>Surrounding Character:</b>	Land to the north, east and west is predominantly agricultural. Land to the south is predominantly residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>KCK011</b>
<b>Site Address:</b>	Land north of Knockin
<b>Settlement:</b>	Knockin
<b>Site Size (Ha):</b>	0.53
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of a wider agricultural field located to north of Knockin. Site boundaries are defined by the extent of a development site to the south, an agricultural field boundary to the west, but are undefined to the north.
<b>Surrounding Character:</b>	Surrounding character is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



# Community Hub: Llanymynech

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH001X</b>
<b>Site Address:</b>	Land at Pen-y-Foel Lane
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	0.05
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH002X</b>
<b>Site Address:</b>	Land off Rectory Lane
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	0.08
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH003</b>
<b>Site Address:</b>	Land at Glan-Verniew, Llanymynech
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	0.33
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	The site lies to the east of the settlement and comprises a large house and its curtilage.
<b>Surrounding Character:</b>	Land to the east and south is in agricultural use. A playing field and former coal yard lie to the north and there are houses to the west.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH004</b>
<b>Site Address:</b>	Land at Bron Fyrnwy, Llanymynech
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	0.53
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a rectangular field in agricultural use to the north of Station Road as it leaves Llanymynech to the east.
<b>Surrounding Character:</b>	Most of the surrounding land is in agricultural use but there are a couple of dwellings to the south.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration. Furthermore approximately 80% of the site is located within flood zones 2 and/or 3.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH005X</b>
<i>Site Address:</i>	Lion Hotel
<i>Settlement:</i>	Llanymynech
<i>Site Size (Ha):</i>	0.10
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH006</b>
<b>Site Address:</b>	Land at Bourton Grange
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	4.29
<b>Indicative Capacity (Dwellings):</b>	129
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises two fields in agricultural use to the north of Station Road , east of the disused railway line and south of Bourton Grange.
<b>Surrounding Character:</b>	The Heritage Way residential development lies to the south whilst land to the east is in agricultural use. The Bourton Grange complex forms the northern boundary and the disused railway line the western boundary.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> <b>The site is landlocked and does not appear to have a road frontage.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LYH007</b>
<b>Site Address:</b>	East of Barley Meadows, Llanymynech
<b>Settlement:</b>	Llanymynech
<b>Site Size (Ha):</b>	1.85
<b>Indicative Capacity (Dwellings):</b>	55
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This is a large rectangular field in agricultural use lying between the canal and the coal yard.
<b>Surrounding Character:</b>	The site is bounded by the Shropshire Union Canal - Montgomeryshire Branch to the west, the line of a disused railway to the north, a former coal yard now subject to natural regeneration to the east and land in agricultural
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



# Community Hub: Pant

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC002</b>
<b>Site Address:</b>	Penylan, Penygarreg Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.27
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Brownfield site within development boundary at N end of Pant. Site comprised large detached bungalow and double garage along with large associated gardens to rear. Site has had permission for 4 dwellings and garage granted in 2011 although lapsed ? Site has residential use in form of individual large dwellings to N , E and W and small area woodland to S. Site boundaries are clearly defined by fences to E and S; by trees/hedgerows to W and road to N. Site has road frontage and current vehicle access to Penygarreg Lane. No pedestrian provision - no pavements; cycle links via Penygarreg lane to established network
<b>Surrounding Character:</b>	Residential
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC003</b>
<b>Site Address:</b>	Land south of Bretton, Rectory Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.10
<b>Indicative Capacity (Dwellings):</b>	33
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on S edge of Pant village. Site of former clay pit since regenerated into established woodland. Site has residential use to N and E; agricultural land to S, and W. Site also has line of Montgomery Canal along S border and sewage works to S of canal. Site boundaries are defined by adjoining properties, other land uses and canal, however not always clearly visible on the ground. Site has road frontage and current vehicle access to Rectory Lane. Pedestrian links via same route - pavement provision; cycle links via same route to established network
<b>Surrounding Character:</b>	Edge of village residential and open countryside to S and W.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC004X</b>
<b>Site Address:</b>	Land at Westra, Rectory Lane
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.19
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small irregularly shaped field located to the south of Pant.
<b>Surrounding Character:</b>	Surrounding character consists of a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC005</b>
<b>Site Address:</b>	Land at Hillside Cottage, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.58
<b>Indicative Capacity (Dwellings):</b>	17
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	50%
<b>General Description:</b>	Mixed site outside but adjoining development boundary on W edge of Pant. Site comprises 2 separate portions: N element slightly smaller and currently in use as rough grazing; S element larger and currently contains dwelling, garage, outbuildings, garden land and former agricultural land. S element also part of Pant LWS, both elements adjoin Llanymynech SSSI on N and W boundaries. Both elements have residential use to E and further agricultural land to S and N respectively; to W is area of wooded land part of SSSI. Site boundaries are clearly defined by trees and hedgerows and fencing with adjoining property. Site has road frontage and current vehicle access to Hillside Lane. No pedestrian provision - no pavement, cycle links via Hillside Lane to established network.
<b>Surrounding Character:</b>	Mixed edge of settlement character, some farmland, woodland and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The majority of the site forms part of a Local Wildlife Site.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC006</b>
<b>Site Address:</b>	Land east of The Garth, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	7.66
<b>Indicative Capacity (Dwellings):</b>	230
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large greenfield site outside but adjoining development boundary to N of settlement. Site comprises land between A483 and Cambrian Heritage Railway and is in agricultural use for arable/fodder crops. Site has agricultural use to N and E and residential to W and S. Boundaries defined by railway on E and A483 to W; to remainder W boundaries comprise trees and hedgerows; to S not physically defined. Site has road frontage and current vehicle access to A483. Cycle and pedestrian access via same link (pavement provision) to established network.
<b>Surrounding Character:</b>	Character to east and north is predominantly agricultural. Character to the south is predominantly residential. Character to the west is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC007</b>
<b>Site Address:</b>	North-west of Brendales, Tregarthen Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.81
<b>Indicative Capacity (Dwellings):</b>	24
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is currently in agricultural use as paddock/rough grazing. Site has residential use in form of individual properties to SE and E and further agricultural land to N, W, and S. Site boundaries are clearly defined on all sides by trees and hedgerows, E boundary also with Tregarthen Lane. Site has road frontage and current vehicle access (from northernmost extreme) from Tregarthen Lane. No pedestrian provision (no pavement), cycle links via Tregarthen Lane to established network.
<b>Surrounding Character:</b>	Countryside character - small enclosed fields and scattered individual properties.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC008</b>
<b>Site Address:</b>	Land at Primrose Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.25
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on W edge of village. Site is currently in agricultural use as paddock and rough grazing. Site has residential development to E and S; W and N is agricultural land and woodland. Boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Primrose Lane (v narrow single track at this point). No pedestrian provision (no pavement) and cycle links via Primrose Lane to established network. Site is part of Pant LWS.
<b>Surrounding Character:</b>	Mixed, countryside/woodland/enclosed farmland with some residential development.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site forms part of a Local Wildlife Site.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC010</b>
<b>Site Address:</b>	Land adj. Penygarreg Lane, north-east of Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.86
<b>Indicative Capacity (Dwellings):</b>	26
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on E edge of settlement to W of heritage railway . Site currently in agricultural use for rough grazing/paddock. Site has residential use to N; rail line and agricultural land to W; agricultural land and single property to S; agricultural land and line of Montgomery canal to E. Site boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Penygarreg Lane. No pedestrian provision (no pavements); cycle links via Penygarreg lane to established network.
<b>Surrounding Character:</b>	Primarily countryside, however there are rural dwellings in proximity.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC011</b>
<b>Site Address:</b>	Land adjacent to Plas Cerrig Sewage disposal works, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	2.99
<b>Indicative Capacity (Dwellings):</b>	90
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on SE edge of settlement. Site forms wedge between restored canal on W and line of heritage railway on E. Site currently in agricultural use for grazing/pasture. Site has agricultural use to W, S, and E; woodland and residential use to N; also to E and inset to site is Plas Cerrig sewage works. Boundaries are clearly defined by trees and hedgerows on all sides and by additional fencing to sewage works. Site has no road frontage but access road to lane to Pant with current vehicle access. No pedestrian provision (no pavements); cycle links via same route to established network.
<b>Surrounding Character:</b>	Character to east and west is predominantly agricultural, with the exception of the sewage treatment works adjacent to the eastern boundary. Character to the south is a mix of woodland and agricultural. Character to the north is a mix of woodland and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is landlocked and does not appear to have a road frontage.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC012</b>
<b>Site Address:</b>	Land adj. Breidden View, Penygarreg Lane, north-east of Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.81
<b>Indicative Capacity (Dwellings):</b>	54
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on N edge of settlement. Site has heritage railway to NW and canal line to S. Site is currently in agricultural use for rough grazing/pasture. Site is surrounded by agricultural land with individual properties on S and W. Boundaries are well defined by hedgerows and trees with additional fencing to S and along railway line. Site has frontage and current vehicle access to Penygarreg Lane. No pedestrian provision (no pavement); cycle links via same route to established network.
<b>Surrounding Character:</b>	Agricultural land, open countryside with scattered dwellings.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC013</b>
<b>Site Address:</b>	Land north-west of The Mount, Tregarthen Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.51
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is currently in agricultural use as paddock/rough grazing. Site has residential use in form of individual properties to SE and E and further agricultural land to N, W, and S. Site boundaries are clearly defined on all sides by trees and hedgerows, SW corner of site adjoins SSSI. Site has no road frontage or current vehicle access and appears landlocked.
<b>Surrounding Character:</b>	Countryside character - small enclosed fields and scattered individual properties.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC014</b>
<b>Site Address:</b>	land at Penventon, Tregarthen lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.82
<b>Indicative Capacity (Dwellings):</b>	25
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approximately 70%
<b>General Description:</b>	Mixed use site outside but adjoining development boundary on W edge of settlement. Site comprises 3 individual detached dwellings with associated large gardens and garages/outbuildings. Gardens approx. 30% of site. Boundaries well defined by trees and hedgerows on all sides. Site also includes significant tree belt in S portion. Site has residential use to S and W and agricultural land to E, N, and W. Site has road frontage and current vehicle access to Tregarthen lane. No pedestrian provision (no pavements); cycle links via same route to established network.
<b>Surrounding Character:</b>	Countryside character - small enclosed fields and scattered individual properties.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC015</b>
<b>Site Address:</b>	Land at Laurel Cottage, The High, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.13
<b>Indicative Capacity (Dwellings):</b>	34
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on W edge of settlement. Site is comprised 2 distinct fields both currently in agricultural use as paddock and rough grazing. Site has residential development to E and S; W and N is agricultural land and woodland. Boundaries are clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to Primrose Lane (v narrow single track at this point). No pedestrian provision (no pavement) and cycle links via Primrose Lane to established network. Site is part of Pant LWS.
<b>Surrounding Character:</b>	Mixed, countryside/woodland/enclosed farmland with some residential development.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site forms part of a Local Wildlife Site.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC016</b>
<b>Site Address:</b>	Well Cottage, east of Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.47
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	15%
<b>General Description:</b>	Mixed site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site has had refusal for dwelling in 2009. Site currently has residential dwelling, associated parking/hard standing and farm buildings NW corner - approx. 15% of site. Remainder of site is disused agricultural land possibly with some use for paddock/rough grazing with some trees and rough scrub present. Site boundaries are clearly defined by Well Lane to W, hedgerows and trees to S and E and by field boundaries to N apart from short stretch of N boundary which is not physically defined. Site has road frontage and current vehicle access to Well House Lane. No pedestrian provision (no pavement provision), cycle links via Well House Lane to established network.
<b>Surrounding Character:</b>	Character to north, east and south is predominantly agricultural, however there are also scattered rural dwellings. Character to the east is a mix of residential and woodland.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	In isolation, the site is separated from the built form of the settlement by rail, canal and road lines. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC017</b>
<b>Site Address:</b>	Land south of Well House, Well House Lane, east of Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.44
<b>Indicative Capacity (Dwellings):</b>	13
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site is comprised 2 distinct fields both currently in agricultural use as paddock and rough grazing. Site has other agricultural land to N, E and S; and wooded area between canal and rail line to W; Well House is to N of site. Site boundaries are defined by trees and hedgerows on N and W boundaries but not physically defined to E and S. Site has road frontage and current vehicle access from Well House Lane; no pedestrian access (no pavement provision); cycle links via Well House Lane to established network.
<b>Surrounding Character:</b>	Open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement by rail, canal and road lines. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC018</b>
<b>Site Address:</b>	Well Cottage, east of Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.45
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 15%
<b>General Description:</b>	Mixed site outside and away from development boundary to E of settlement. Site is to E of rail line, canal line and Well House Lane. Site currently has residential dwelling, associated parking/hard standing and farm buildings NW corner - approx. 15% of site. Remainder of site is disused agricultural land possibly with some use for paddock/rough grazing with some trees and rough scrub present. Site boundaries are clearly defined by Well Lane to W, hedgerows and trees to N and E and by field boundaries to S apart from short stretch of S boundary which is not physically defined. Site has road frontage and current vehicle access to Well House Lane. No pedestrian provision (no pavement provision), cycle links via Well House Lane to established network.
<b>Surrounding Character:</b>	Character to north, east and south is predominantly agricultural, however there are also scattered rural dwellings. Character to the east is a mix of residential and woodland.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement by rail, canal and road lines. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC019</b>
<b>Site Address:</b>	Land at Hillside, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.36
<b>Indicative Capacity (Dwellings):</b>	41
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site located to the west of Pant, consisting of agricultural fields and wooded areas. Boundaries are primarily agricultural field boundaries/woodland boundaries with the exception of the eastern boundary which is defined by a road to the north-east, residential curtilages to the immediate-east and a woodland to the south-east.
<b>Surrounding Character:</b>	Character to south and west is predominantly woodland. Character to the north is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC020</b>
<b>Site Address:</b>	Land adjoining The Red House, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	0.80
<b>Indicative Capacity (Dwellings):</b>	24
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a dwellings, its curtilage and an agricultural field to the south. The site is located to the south-west of Pant. Northern and eastern boundaries defined by roads. Southern and western boundaries defined by field boundaries/residential curtilages.
<b>Surrounding Character:</b>	Character to the east is predominantly agricultural. Character to the south and west is a mix of residential and agricultural. Character to the north is a mix of residential, woodland and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC021</b>
<b>Site Address:</b>	Land at Penygarreg Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.89
<b>Indicative Capacity (Dwellings):</b>	57
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two areas of land which are part of a larger agricultural field located to the north of Pant. The two areas are divided by a wooded area. Boundaries to south are road/residential curtilages. Boundaries to the east/west are a mix of roads and woodland. Northern boundaries are relatively undefined.
<b>Surrounding Character:</b>	Character to the north is predominantly agricultural (the remainder of the same agricultural field). Character to the south is predominantly residential. For the eastern area, character to the east is predominantly agricultural, although there are some large rural dwellings, whilst character to the west is a mix of woodland and agricultural. For the western area, character to the east is a mix of woodland and agricultural, whilst character to the west is immediately residential, beyond which it is woodland and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>PYC022</b>
<b>Site Address:</b>	Barnsfield Tregarthen Lane, Pant
<b>Settlement:</b>	Pant
<b>Site Size (Ha):</b>	1.84
<b>Indicative Capacity (Dwellings):</b>	55
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site consisting of two adjacent agricultural fields and a hedgerow containing mature trees located between them. The sites boundaries are defined by adjacent woodland to the east, hedgerow field boundaries to north and south, and residential curtilages/road to west.
<b>Surrounding Character:</b>	Character to the east is predominantly woodland. Character to the north is a mix of agricultural and woodland. Character to the west is predominantly agricultural, although there are also some large rural dwellings present. Character to the south is a mix of woodland, agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Ruyton XI Towns

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY001</b>
<b>Site Address:</b>	Land at Muckemoor, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.91
<b>Indicative Capacity (Dwellings):</b>	27
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary of Ruyton-XI-Towns on E periphery of settlement along B4397 to Bacharach at Platt Bridge. Housing element of proposed site is within valley of River Perry. Site is currently part in agricultural use for rough grazing/paddock on S portion and established woodland on N portion. Site has existing residential use to N, River Perry along W boundary , agriculture to S and woodland to E. Site boundaries are clearly defined by fencing to N, trees to E and W although S boundary is not physically defined. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access to B4397 and established network - pavement provision on B4397.
<b>Surrounding Character:</b>	Residential to N, river valley to E agriculture and woodland to W and S.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b> <b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY002</b>
<b>Site Address:</b>	Land at Platt Bridge, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.47
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjacent to development boundary on E periphery of Ruyton. Site appears to be garden land to property of Platt Mill farm though may also be used for informal grazing. The site runs alongside River Perry on W boundary and approx. 32% of site in flood zones 2 and 3. Site has Platt Mill Farm to N and Platt Mill industrial estate; further agricultural land to E; S is residential development; to W is River Perry. Boundaries are clearly defined by trees/hedgerows/fencing to N, S and E to W boundary is river Perry. Site has road frontage and current vehicle access to road to Stanwardine in the Fields. Pedestrian and cycle access via road to established networks but no pavement provision.
<b>Surrounding Character:</b>	Edge of village within countryside context.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY005</b>
<b>Site Address:</b>	Land west of Avondale, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.52
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjacent to development boundary on W periphery of village. Current use of site is unclear but is heavily wooded may have some grazing use. Site contains number of established mature trees both within and on boundary. Site boundaries clearly defined on all sides by hedgerows and trees. Site has individual residential properties to E and W, agricultural land to S and N. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle links to established network via B4397 - pavement provision into village.
<b>Surrounding Character:</b>	Residential development on edge of village with rural outlook.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY006</b>
<b>Site Address:</b>	Land south of Cliffe House, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.35
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small greenfield site outside but adjoining development boundary on S edge of settlement. Currently in agricultural use for grazing/pasture. Site has dwellings and garden land to N and E and further agricultural land to S and W. Site boundaries are clearly defined by trees and hedgerows on all sides. 0.35ha site size includes 125m of access track - 'real' site size approx. 0.23 ha. Site currently accessed via track from Pound Lane so has no road frontage as such. Pedestrian and cycle access via same track but no pavement provision.
<b>Surrounding Character:</b>	Edge of settlement character - large individual properties and agricultural land extending into open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY007</b>
<b>Site Address:</b>	Land to rear of Riversdale, Church St, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.27
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site within development boundary in village centre N of B4397 opposite primary school. Site appears to have no current use other than informal recreation. Site boundaries are clearly defined by hedgerows, trees and fencing. Site has residential development on all sides and Post Office/general Store on SW corner. Site has road frontage to B4397 current vehicle access also to B4397. Access could also be via Grove Court on E boundary. Pedestrian and cycle access via B4397 or Grove Court to established network.
<b>Surrounding Character:</b>	Residential development in village centre.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY010</b>
<b>Site Address:</b>	Land south of Olden Lane, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.24
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on W edge of settlement. Currently in agricultural use for arable/fodder crops. Site has agricultural land on all four sides together with some residential properties to Nw and NE. Site boundaries clearly defined to N, E and W by trees, hedgerows and fencing; boundary to S is not physically defined. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access via same route to established networks - pavement provision on B4397
<b>Surrounding Character:</b>	Open countryside on edge of village.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY011</b>
<b>Site Address:</b>	Land south of Cliffe House, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.03
<b>Indicative Capacity (Dwellings):</b>	31
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small greenfield site outside but adjoining development boundary on S edge of settlement. Currently in agricultural use for grazing/pasture. Site has dwellings and garden land to W and further agricultural land to N, S, and W. Site boundaries are clearly defined by trees and hedgerows on all sides. Site currently accessed via track from Pound Lane so has no road frontage as such. Pedestrian and cycle access via same track but no pavement provision.
<b>Surrounding Character:</b>	Edge of settlement character - large individual properties and agricultural land extending into open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY012</b>
<b>Site Address:</b>	Land at Barncroft, west of Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.54
<b>Indicative Capacity (Dwellings):</b>	46
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Barncroft caravan site and storage facility approx. 700m W of Ruyton on B4397. Greenfield site currently in operation as touring caravan site (E portion) and farming operation (W portion). Site is surrounded by countryside in agricultural use and site boundaries are clearly defined by hedgerows and trees on all sides. Promoted site wraps around farmhouse, business offices and storage operation. Site has extensive road frontage to B4397 and 2 formal vehicle access points. No provision is made for pedestrian access, cycle links via B4397.
<b>Surrounding Character:</b>	Open countryside
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY014</b>
<b>Site Address:</b>	Land west of Ruyton Hall, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.11
<b>Indicative Capacity (Dwellings):</b>	33
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on W edge of village. Site appears to have no operational use and may be garden land of Ruyton Hall to E. Site contains a number of mature established trees both deciduous and coniferous which may have ecological significance. Site boundaries are clearly defined by trees and hedgerows and brick wall to N on boundary with B4397 and some fencing to S. Site has road frontage and current vehicle access to B4397. Pedestrian and cycle access via same route to established network - pavement provision on B4397.
<b>Surrounding Character:</b>	Edge of settlement character - large individual properties and agricultural land extending into open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY015</b>
<b>Site Address:</b>	Land at Rear of Hall Farm, Church Street, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.62
<b>Indicative Capacity (Dwellings):</b>	19
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site part in and part outside development boundary on S edge of village. Site appears to be used as garden land for Hall Farm, The Cottage and Leicester House contains tennis court and lawn with shrubs etc, site also includes more formal garden area of Leicester House but not the house itself. Site has residential use to N and W; Talbot Inn and primary school are to E; agricultural land to S with large pond immediately adjacent to S. Boundaries are well defined by trees, hedgerows and access track although NW boundary not physically defined. Site has short road frontage to B4397 between the Cottage and Leicester House but current vehicle access is via Hall Farm. Pedestrian and cycle access via same route to established links.
<b>Surrounding Character:</b>	Mixed use although residential dominant.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY016</b>
<b>Site Address:</b>	Land at Five Ways, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.25
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary to E edge of village. Site forms wedge of agricultural land between Startlewood Lane and Little Ness Rd. Site has individual residential properties to W and N and further agricultural land to E and S. Boundaries are clearly defined by roads and trees/hedgerows on N,E and W sides and fencing to S. Site has road frontages to E and W to Startlewood Lane and Little Ness Rd respectively but no current direct vehicle access (access currently via adjacent field). No provision for pedestrian links. Cycle links via either road to established network.
<b>Surrounding Character:</b>	Edge of settlement character - large individual properties and agricultural land extending into open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY017X</b>
<b>Site Address:</b>	J.L.Allen Vehicle Repairs
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.17
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of a series of buildings and hardstanding in use as a vehicle repairs centre. Site boundaries are well defined by the curtilage of the property.
<b>Surrounding Character:</b>	Residential and open space.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Strategic Suitability<sup>3</sup>:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY019</b>
<b>Site Address:</b>	Former Dairy Site, School Road, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	2.26
<b>Indicative Capacity (Dwellings):</b>	68
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Pentons Dairy currently still in operation. Brownfield site within development boundary comprising large single/two storey buildings for processing, storage etc, offices, parking, access, maintenance etc, Site has residential to N, E and S and agricultural land to W. Site boundaries are clearly defined by neighbouring properties and hedgerow/fencing to W. Site has road frontage to School Road and potential access to B4397. Current vehicle access is via School Rd. Pedestrian and cycle access via School Rd - pavement provision - to established network.
<b>Surrounding Character:</b>	Residential development and open countryside to W.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY020</b>
<b>Site Address:</b>	Land at Brownhill, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	28.90
<b>Indicative Capacity (Dwellings):</b>	867
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	10 agricultural fields outside development boundary on E and S edge of village. Currently in agricultural use for arable or pasture also includes number of modern agricultural buildings. Fields 9 and 10 separate from main area (fields 1 - 8) and almost entirely within floodplain of River Perry so have been excluded from this assessment. Site has residential development to N along B4397 and to W along Little Ness Rd; to and E is further agricultural land. Boundaries are clearly defined with residential properties to N by hedgerows/trees/fences and Little Ness Rd to W; boundaries to S and E also made up of trees and hedgerows although some sections were no physical boundary. Site has short road frontage and current vehicle access with Little Ness Rd and other vehicle access from B4397 in NE portion of site. Pedestrian and cycle access via same to B4397 and established network.
<b>Surrounding Character:</b>	Residential ribbon development along B4397 to N open countryside to E, S and SW.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b> <b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY022</b>
<b>Site Address:</b>	East of Bay Cottage, Little Ness Road, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.47
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and adjoining development boundary. Currently in agricultural use for rough grazing/paddock use. Site has residential use to N and W and open agricultural fields to E and S and Little Ness Lane also on W boundary. Boundaries clearly defined by established trees and hedgerows to S and E and by Little Ness Rd and residential properties to W and N. Site has road frontage and current vehicle access to Little Ness Rd on W boundary. Pedestrian and cycle access via same route to established network.
<b>Surrounding Character:</b>	Character to the north and west is predominantly residential. Character to the south and east is predominantly agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY023</b>
<b>Site Address:</b>	Land south of B4397, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.00
<b>Indicative Capacity (Dwellings):</b>	30
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, near the built form of the village. Currently in agricultural use. Site has residential use to N and open agricultural fields to E and S with access road along E boundary. Boundaries defined by established trees and hedgerows to S, W and N and by Mill Lane to the E. Road access to east via Mill Lane, and pedestrian and cycle access via same route to established network. Slight slope upwards from E to W.
<b>Surrounding Character:</b>	Residential dwellings north of the site, with River Perry to the east across from the access road (Mill Lane).
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY024</b>
<b>Site Address:</b>	Land at Park Farm, Park Bank, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	4.32
<b>Indicative Capacity (Dwellings):</b>	130
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to S and open agricultural fields to W and N with road access via Park Bank along E boundary. Boundaries defined by established trees and hedgerows to S, W and N and by Park Bank to the E. Road access to east via Mill Lane, and pedestrian and cycle access via same route to established network.
<b>Surrounding Character:</b>	Character to the north and west is predominantly residential. Character to the south and east is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY025</b>
<b>Site Address:</b>	Land off Grug Hill, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.30
<b>Indicative Capacity (Dwellings):</b>	39
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to E and open agricultural fields to W, S and N with road access via Grug Hill along W boundary. Boundaries defined by established trees and hedgerows to N and SW and by residential curtilage to the E. Road access to west via Grug Hill, and pedestrian and cycle access via same route to established network. Site slopes downwards from N to S.
<b>Surrounding Character:</b>	Residential to the immediate east of the site, with agricultural land to N, S and W
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY026</b>
<b>Site Address:</b>	Land south of Grug Hill, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	4.07
<b>Indicative Capacity (Dwellings):</b>	122
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, to the north of the village. Currently in agricultural use. Site has residential use to E and open agricultural fields to W, S and N with road access via Grug Hill along N boundary. Boundaries defined by established trees and hedgerows to N and SW and by residential curtilage to the E. Road access to west via Grug Hill, and pedestrian and cycle access via same route to established network.
<b>Surrounding Character:</b>	Some residential to the immediate east of the site, with agricultural land to N, S and W
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY027</b>
<b>Site Address:</b>	Land west of School Road, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.50
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site within development boundary, to the north side of the village. Significant tree felling required if this site is to be developed. Site has surrounding residential use and agricultural to the W. Road access is via School Road along E boundary. Boundaries defined by established trees and hedgerows. Road access to west via School Lane, and pedestrian and cycle access via same route to established network.
<b>Surrounding Character:</b>	Character to north, east and south is predominantly residential. Character to the east is agricultural.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY028</b>
<b>Site Address:</b>	Land West of the Former Dairy Site, School Road, Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	1.45
<b>Indicative Capacity (Dwellings):</b>	44
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, to the north-west of the village. Currently in agricultural use. Site has industrial use to E and open agricultural fields to W, S and N with no access road. Boundaries defined by established trees and hedgerows.
<b>Surrounding Character:</b>	Site has industrial use to E and open agricultural fields to W, S and N with no access road.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RUY029</b>
<b>Site Address:</b>	Land west of Ruyton XI Towns
<b>Settlement:</b>	Ruyton XI Towns
<b>Site Size (Ha):</b>	0.96
<b>Indicative Capacity (Dwellings):</b>	29
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside development boundary, to the west of the village, north of Olden Lane behind existing residential dwellings. Currently in agricultural use. Site has residential use to S and open agricultural fields to W, E and N with no access road. Boundaries defined by established trees and hedgerows, as well as residential curtilages.
<b>Surrounding Character:</b>	Agricultural land surrounds the site, with some residential units immediately south of the site's border.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is landlocked and does not appear to have a road frontage.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: St Martins

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH001</b>
<b>Site Address:</b>	Ifton Miners Welfare Institute, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.40
<b>Indicative Capacity (Dwellings):</b>	12
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Brownfield site to rear of Miners Welfare Institute in centre of settlement within development boundary. Currently vacant land building may still be used by Playgroup also ancillary caretaker/maintenance building for main institute. Element of open land in site used for informal recreation and scrub land with coverage of trees and shrubs in centre of site. Site boundaries are clearly defined by trees and hedgerows on all sides. Site has main institute building, car park and bowling green to N, and residential use to E, S, and W. Site has road frontage to Green Lane but current vehicle access is from Overton Rd to W via car park. Full pedestrian and cycle access via same routes to established network.
<b>Surrounding Character:</b>	Mixed urban area, residential, community use and retail.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH002</b>
<b>Site Address:</b>	Darjeeling, School Lane, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.41
<b>Indicative Capacity (Dwellings):</b>	12
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Brownfield site containing single dwelling and garden land within development boundary on N edge of settlement. Site has individual residential properties on all sides with some agricultural land to NE. Boundaries clearly defined by trees and hedgerows on all sides. Site has road frontage and current vehicle access to School lane and also Overton Rd to W. Pedestrian and cycle access via same routes - pavement provision - to established network.
<b>Surrounding Character:</b>	Residential.
<b>Suitability Information: (from SLAA)</b>	Currently Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH003</b>
<b>Site Address:</b>	Land south of B5070 (St. Martins to Gledrid), St Martins
<b>Settlement:</b>	Glendrid, St Martins
<b>Site Size (Ha):</b>	3.10
<b>Indicative Capacity (Dwellings):</b>	93
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site in the open countryside some distance from development boundary of St Martins to E and Gobowen to S. Site is currently in agricultural use as grazing/pasture. Site has agricultural land on all sides including Esgob farm to N and Esgob Mill to E, N boundary with B5070 and S boundary with dismantled rail line. Site boundaries are clearly defined to N E, and S by trees and hedgerows but W boundary hedgerow sparse with number of gaps. Site has road frontage and current vehicle access to B5070. Pedestrian and cycle links via same route - pavement provision - to established network. Site has number of established trees both on boundaries and within site as well as stream crossing site from NE corner to S boundary, both factors may have ecological implications.
<b>Surrounding Character:</b>	Open countryside
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Approximately 75% of this site is located within flood zones 2 and/or 3. The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH004</b>
<b>Site Address:</b>	Land South of the Firs, Ellesmere Road, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.46
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	30%
<b>General Description:</b>	Mixed site outside but adjoining development boundary on E side of settlement. Site comprises large detached property (The Firs), garden land, and paddock area also containing small barn, Site has residential development to N and other agricultural land to E, S and W. Site boundaries are clearly defined by trees and hedgerows to E and W and by estate road to N; S boundary is not physically defined - arbitrary line across field. Site has road frontage and current vehicle access to Oakfield Close. Pedestrian and cycle access via same route - pavement provision - to established network.
<b>Surrounding Character:</b>	Residential to N, countryside/agricultural to S and E.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH006</b>
<b>Site Address:</b>	Land South of Oakfield Close, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.04
<b>Indicative Capacity (Dwellings):</b>	31
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	20%
<b>General Description:</b>	Greenfield site outside but adjoining (and small part within) development boundary on E edge of settlement. Site is in agricultural use for rough grazing/paddock use but also includes Oakfield Cottage garden land and outbuildings. Site has residential estate development to N and agricultural to S , W, and E. Site boundaries are clearly defined by trees and hedgerows on all sides with additional fencing to residential properties on N boundary. Site also includes established internal hedgerows and trees. Site does not have road frontage as such but is accessed via track/driveway from Ellesmere Rd. Pedestrian and cycle access via same route, pavement provision on Ellesmere Rd, to established network.
<b>Surrounding Character:</b>	Residential to N, countryside/agricultural land to S, E, and W.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH008</b>
<b>Site Address:</b>	Land at Greenfields Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.06
<b>Indicative Capacity (Dwellings):</b>	32
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on S edge of settlement. Site is currently in agricultural use as paddock/rough grazing and includes farmhouse and farm buildings. Site has residential estate development to N and E and agricultural land to S and W. Site boundaries are well defined on all sides by trees and hedgerows which appear to be particularly well established on W and E boundaries. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S; future vehicle access could be via existing junction to Laburnum Close in NE corner. Pedestrian and cycle access would be via same route to established networks.
<b>Surrounding Character:</b>	Residential with some agricultural - edge of settlement.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH009</b>
<b>Site Address:</b>	Rhoswaendeg Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.50
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on S edge of settlement. Site is currently in agricultural use as paddock/rough grazing and includes farmhouse and farm buildings. Site is adjacent to residential estate development to N and E and agricultural land to S and W. Site boundaries are well defined on all sides by trees and hedgerows which appear to be particularly well established on W and S boundaries. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S. Pedestrian and cycle access would be via same route to established networks though no pavement provision.
<b>Surrounding Character:</b>	Residential with some agricultural - edge of settlement.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH010</b>
<b>Site Address:</b>	Arthan's Pool, Ellesmere Road, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.65
<b>Indicative Capacity (Dwellings):</b>	20
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on extreme E edge of settlement. Site currently in use as community allotments and community/fishing pond (Arthans Pool). Site has agricultural use on all sides and B5068 to S. Site boundaries are clearly defined by fencing on all sides. Site has road frontage and current vehicle access to Ellesmere Rd (B5068). Pedestrian and cycle access via same link (pavement provided) to existing network. Site is location of former brickworks and tile manufacture in early 20th C and then site of infill and landfill.
<b>Surrounding Character:</b>	Agricultural
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH011</b>
<b>Site Address:</b>	Land North of Ifton Heath, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	4.19
<b>Indicative Capacity (Dwellings):</b>	126
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on N edge of St Martins between Coopers Lane on E and Overton Rd on W. Site is agricultural but currently not productive although may be used for rough grazing. Site has residential estate development to S and individual properties to E; to W and N is further agricultural land. Site boundaries are clearly defined by hedgerows and trees on all sides. Site has road frontage to both Overton Road and current vehicle access to Coopers Lane. Pedestrian and cycle access via Overton Rd - pavement provision - to established network.
<b>Surrounding Character:</b>	Edge of settlement appearance with extensive farmland on 3 sides.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH012X</b>
<b>Site Address:</b>	Land North of Ashfield, Coopers Lane
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.16
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a small portion of a larger agricultural field fronting the road. Site boundaries are defined by property curtilages to the north and south, the road to the west and are undefined to the east.
<b>Surrounding Character:</b>	Primarily agricultural with rural dwellings to north and south.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH013</b>
<b>Site Address:</b>	Land at The Flash, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.83
<b>Indicative Capacity (Dwellings):</b>	25
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on N edge of St Martins at junction of Coopers Lane on E and Overton Rd on W. Site is in agricultural use for rough grazing/pasture, Site has agricultural land to S (SLAA site SMH011), W and N and a terrace of residential cottages to E. Site boundaries are clearly defined by hedgerows and trees on all sides. Site includes The Flash farm and farm buildings in N corner of site. Site has road frontage to Overton Rd and Coopers Lane, current vehicle access is via Coopers La then through farm. Pedestrian and cycle access via pavement and links on Overton rd.
<b>Surrounding Character:</b>	Open countryside and extensive farmland with scattered dwellings.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH016</b>
<b>Site Address:</b>	Land West of Garden Village, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	4.43
<b>Indicative Capacity (Dwellings):</b>	133
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large greenfield site outside but adjoining development boundary On W edge of settlement. Site also adjoins 'garden village' estate on edge of St Martins which also lies outside development boundary. Site in agricultural use for grazing/pasture. Site has agricultural use to N, S and W and residential estate development on edge of St Martins to E. part of which is formerly allocated site. Boundaries are well defined by trees and hedgerows to N and S, Pentre Lane to W and residential properties to E. Site has road frontage and current vehicle access to Pentre Lane on W boundary. No pedestrian access (no pavement provision) but cycle links via same route to established network
<b>Surrounding Character:</b>	Character to north, south and west is predominantly agricultural. Character to the east is primarily residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH017</b>
<b>Site Address:</b>	Land North of Griffin Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.44
<b>Indicative Capacity (Dwellings):</b>	43
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside but adjoining development boundary on S edge of settlement. Site currently in agricultural use for grazing/pasture. Site has residential estate development of Laburnum Close to N and Orchard Close to E; S and W is further agricultural land. Site boundaries are well defined by residential properties to N and E and trees and hedgerows to S N, and W. Site has no road frontage as such and is currently accessed via track/driveway from Cottage Lane to S. Pedestrian and cycle access would be via same route to established networks though no pavement provision.
<b>Surrounding Character:</b>	Residential with some agricultural - edge of settlement.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH019</b>
<b>Site Address:</b>	Land West of Colliery Road, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	2.88
<b>Indicative Capacity (Dwellings):</b>	86
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary to N of Ifton Heath/St Martins to W of Colliery road and S of Glyn Morlas lane. Site currently in agricultural use for grazing/pasture, Site has Ifton Colliery industrial estate to N and recent residential development at Bower Farm on S boundary; to W and E is further agricultural land. Site boundaries are well defined by roads and trees/hedgerows on N and E boundaries and by established hedgerows on S and W boundaries. Site has road frontage to both Colliery Rd and Glyn Morlas Rd and current vehicle access from Colliery Rd. No provision for pedestrian access cycle links via same routes to established network.
<b>Surrounding Character:</b>	Character to east and west is predominantly agricultural. Character to the north is primarily commercial. Character to the south is residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH021</b>
<b>Site Address:</b>	Land at The Paddocks, Ellesmere Road, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.85
<b>Indicative Capacity (Dwellings):</b>	25
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Linear greenfield site S of Ellesmere Rd on E extreme of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site includes dwelling (The Paddocks) and outbuildings at N end of site. Site has residential development of Oakfield Close to W and individual properties to N and E; S and E is further agricultural land. Site boundaries are well defined by trees and hedgerows on all sides and with adjoining properties to W and E. Site has road frontage and current vehicle access to Ellesmere Rd. Pedestrian and cycle access via Ellesmere Rd (pavement provision) to established network.
<b>Surrounding Character:</b>	Edge of settlement; residential to W and countryside to S and E.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH022</b>
<b>Site Address:</b>	Land West of Cottage Lane, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.18
<b>Indicative Capacity (Dwellings):</b>	35
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site outside and away from development boundary on S edge of settlement, does though adjoin recent development of Orchard Drive (outside development boundary but gained pp during 5yr supply window) . Site is currently in agricultural use for grazing/pasture apart from short boundary with orchard Drive to N is surrounded by other agricultural land. Boundaries are well defined by trees and hedgerows on all sides and also by Cottage Lane on E boundary and access track to W. Site has road frontage and current vehicle access to Cottage Lane. No pedestrian provision - no pavement; cycle access via Cottage Lane to established network,.
<b>Surrounding Character:</b>	Countryside and agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH024</b>
<b>Site Address:</b>	St. Martins Playing Field, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.22
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site on W edge of St Martins outside development boundary but adjoining residential development of garden Village to S and Bower Farm to N and retail centre (Stan's supermarket to E). W of site is further agricultural land. Site is in use for outdoor recreation and has been football pitch for village team who now play at Park Hall. Site boundaries are clearly defined on all sides mostly by fencing but with trees and hedgerows in some places. Site does not have road frontage as such but has current vehicle access via supermarket car park and future access could also be achieved via Bower Farm development or to Garden Village. Pedestrian and cycle links via same routes to established network.
<b>Surrounding Character:</b>	Mixed edge of village development
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site consists of an identified outdoor sports facility.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH025</b>
<b>Site Address:</b>	Land to rear of The Cross Keys, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	2.90
<b>Indicative Capacity (Dwellings):</b>	87
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site on W edge of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has new residential development on permitted site to E, Cross Keys pub and residential properties to S, further agricultural land to W and N. Site boundaries are clearly defined to E and S by property boundaries and to N and W by trees and hedgerows to adjoining fields. Site has no road frontage and current vehicle access is via adjacent field to Clarkes Lane to S. However future access is likely to be via development on permitted site to E. No provision for pedestrian access - no pavement provision on Clarkes Lane, cycle links via Clarkes Lane to established network.
<b>Surrounding Character:</b>	Residential to E and S agricultural to W and N.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH027</b>
<b>Site Address:</b>	Land North of Mount Bradford Lane, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	5.54
<b>Indicative Capacity (Dwellings):</b>	166
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Greenfield site on N edge of St Martins outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has residential use to S on Mount Bradford Lane and individual properties to W; otherwise site has agricultural land to N, E and W. Boundaries clearly defined on all sides by trees and hedgerows some mature and well established. Site has road frontage and current vehicle access to Mount Bradford lane. Pedestrian links via pavement on Coopers Lane Cycle links via Coopers lane or Mount Bradford Lane.
<b>Surrounding Character:</b>	Residential development to S open countryside to N E, and W.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH028</b>
<b>Site Address:</b>	Land at Church Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	13.11
<b>Indicative Capacity (Dwellings):</b>	393
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large extensive greenfield site on S edge of St Martins, outside but adjoining development boundary. Site comprised number of fields in grazing/pasture use and Church Farm complex itself. Site has residential estate development to N and extensive agricultural land to S and E in particular and W as well. Boundaries to N, W and E are clearly defined by property boundaries and a mix of trees, hedgerows and fencing. However S boundary not physically defined and is arbitrary line. Site has road frontage to Church lane and vehicle access through Church Farm. Pedestrian and cycle links via same routes to established network.
<b>Surrounding Character:</b>	Residential to N otherwise open countryside in agricultural use.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH030</b>
<b>Site Address:</b>	Land at Griffin Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	5.55
<b>Indicative Capacity (Dwellings):</b>	166
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of pastures in a sloping bowl to the south-east of the settlement
<b>Surrounding Character:</b>	Residential (N, W & SW), Agriculture €
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH031</b>
<b>Site Address:</b>	Land east of Moors Bank, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	3.39
<b>Indicative Capacity (Dwellings):</b>	102
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This site consists of part of a medium-large field in arable use on the south western edge of St Martins.
<b>Surrounding Character:</b>	St Martins residential (E); Rhyn Park School (W); Farm (N); agriculture (S)
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH032</b>
<b>Site Address:</b>	Land north of Phyn Park Secondary School Playing Fields, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.63
<b>Indicative Capacity (Dwellings):</b>	49
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a field in agricultural use (grazing).
<b>Surrounding Character:</b>	Bank Top industrial estate to the west, agricultural land to the north and east and Rhyh Park School playing fields to the south.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH033</b>
<b>Site Address:</b>	Land north of Phyn Park Secondary School, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	3.57
<b>Indicative Capacity (Dwellings):</b>	107
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises land in agricultural use to the north of Rhyn Park School and south west of St Martin's centre.
<b>Surrounding Character:</b>	Land to the west and north is in agricultural use, land to the east comprises an allocated housing site in SAMDev whilst Rhyn Park School lies to the south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH034</b>
<b>Site Address:</b>	Land at Ifton Heath, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	2.23
<b>Indicative Capacity (Dwellings):</b>	67
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a field in agricultural use (grazing) to the north west of Colliery Road and south of the previous primary school.
<b>Surrounding Character:</b>	Land to the west, north and south is in agricultural use. Part of the eastern boundary comprises residential use.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH035</b>
<b>Site Address:</b>	land off Colliery Road, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	7.05
<b>Indicative Capacity (Dwellings):</b>	211
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a series of 5 fields in agricultural use to the north of St Martins.
<b>Surrounding Character:</b>	A mix of light industrial and business use on an estate to the west, the Ridgeway Business Park to the north, agricultural land to the east and residential to the south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH036</b>
<b>Site Address:</b>	Land at Church House Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.16
<b>Indicative Capacity (Dwellings):</b>	35
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises parts of two fields in agricultural use (grazing) to the south of Church Lane.
<b>Surrounding Character:</b>	Residential to west and north, agricultural to east and south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH037</b>
<b>Site Address:</b>	Land at Cottage Lane, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	2.17
<b>Indicative Capacity (Dwellings):</b>	65
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises an irregularly shaped field in agricultural use (grazing) to the east of Cottage Lane
<b>Surrounding Character:</b>	Agriculture to east and south, residential to north and west.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH038</b>
<b>Site Address:</b>	Ifton Heath Primary School, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	1.49
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 50%
<b>General Description:</b>	This is the site of the former Ifton Heath Primary School. It comprises the vacant school buildings, playground and playing fields.
<b>Surrounding Character:</b>	Agricultural land to west and north, residential to east and south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH039</b>
<b>Site Address:</b>	Oakfield Farm, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.10
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is part of a small L-shaped paddock of permanent grassland located on the eastern edge of the village adjacent to the B5069 Ellesmere Road.
<b>Surrounding Character:</b>	Residential to east and west, agriculture to south, Ellesmere Road to north.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH040</b>
<b>Site Address:</b>	South-west of Gilrhos, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.53
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a lozenge shaped field in agricultural use (grazing) to the north west of St Martins and west of Overton Road.
<b>Surrounding Character:</b>	Agricultural land to north, south, east and west.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SMH041</b>
<b>Site Address:</b>	West of Cottage Lane, St Martins
<b>Settlement:</b>	St Martins
<b>Site Size (Ha):</b>	0.32
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises one field in agricultural use (grazing) and a dwelling (Windy Ridge) between Cottage Fields and Orchard Close
<b>Surrounding Character:</b>	Residential to west, north and east. Agriculture (grazing) to south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Trefonen

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF001</b>
<b>Site Address:</b>	Land south-east of Woodland View, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	1.73
<b>Indicative Capacity (Dwellings):</b>	52
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single field in agricultural use located to the rear of existing development to the South of Brooklea Close and Woodland View. The site slopes downwards NW-SE towards a stream that forms the southern boundary of the site.
<b>Surrounding Character:</b>	The site is bound to the north by the rear of the properties along Brooklea Close and Woodland View. The remaining sides of the site are adjacent to agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF002</b>
<b>Site Address:</b>	Land at John's Hill, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	2.12
<b>Indicative Capacity (Dwellings):</b>	64
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is a large area of scrubland/natural environment to the west of Trefonen village. The site is subjected to a variety of slopes and other adverse topography and is covered by a variety of open areas and areas of low shrubs and trees.
<b>Surrounding Character:</b>	To the west and north the site is bound by open agricultural land and to the east by existing low density residential development. To the SW corner of the site is a cluster of three low density dwellings. The site is bound to the south by Little London Lane to the opposite side of which is a range of agricultural buildings and farmland.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b> The majority of the site contains a Local Wildlife Site. The remainder of the site can only be accessed through the element of the site containing the Local Wildlife Site.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF003</b>
<b>Site Address:</b>	Land north of Bwlytai Wood, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	3.40
<b>Indicative Capacity (Dwellings):</b>	102
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large single field separated from the built form of Trefonen by other land in agricultural use. The site slopes upwards N-S from a stream around which is an area of Flood Zone 2&3.
<b>Surrounding Character:</b>	The surrounding land is primarily agricultural although to the SW of the site is some woodland (Bwlytai Wood)
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). However, around 25% of the site is located within flood zones 2 and/or 3 and the remainder of the site can only be accessed through the elements of the site located within flood zones 2 and/or 3.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF004</b>
<b>Site Address:</b>	Land at Sandrock Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.29
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is a small, rectangular piece of land within the junction of Old Post Office Lane and Sandbrook Lane. Site boundaries are defined by roads and to north and east and agricultural field boundaries to west and south.
<b>Surrounding Character:</b>	surrounding character is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF005</b>
<b>Site Address:</b>	Land to east of Hyde Park, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.52
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an area of scrubland, fronting onto and rising up from the northern side of Little London Lane. The sites eastern and western boundaries are defined by residential curtilages. The sites southern boundary is defined by a lane. The sites northern boundary is relatively undefined.
<b>Surrounding Character:</b>	The site is bound to the south by Little London Lane to the opposite side of which is a range of agricultural buildings. To the east and west of the site are low density residential properties. To the north the site continues as an area of open space / scrubland where it is designated as a Wildlife Site
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF006</b>
<b>Site Address:</b>	Land north and east of Chapel Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	1.57
<b>Indicative Capacity (Dwellings):</b>	47
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The application site covers an area of 1.4 hectares and is located in between Oswestry Road which runs along the eastern boundary and Chapel Lane along its west. To the south of the site there is a public house and church yard and to the east there is the primary school and village hall and to the north east there are the playing fields. The site is currently well screened along its eastern boundary and along its western side there is a stone wall which is in need of repair at various points. The site is mainly level and contains one mature tree within the site close to the eastern boundary and is in agricultural use..
<b>Surrounding Character:</b>	To the south and west the site is bound by residential development and to the north by further agricultural land. To the sites east on the opposite of the Oswestry Rd is the school and hall and adjacent playing fields
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF008</b>
<b>Site Address:</b>	Land adj. to Fron Farm, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	2.74
<b>Indicative Capacity (Dwellings):</b>	82
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single large field in agricultural use and is gently undulating. The site is bound by Chapel Lane (E&N), an un-named lane (W) and residential development (S&SE).
<b>Surrounding Character:</b>	The site's S and SE boundaries are immediately adjacent to residential development. All remaining boundaries are formed by Chapel Lane and an un-named lane to the opposite side of which is scattered residential development (SE and SW) and buildings associated with Vron Farm ((NE).
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF009</b>
<b>Site Address:</b>	Land south of the Woodlands, School Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	3.15
<b>Indicative Capacity (Dwellings):</b>	94
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single large field in agricultural use which slopes down NE-SW towards a stream. The sites boundaries are defined by rural lanes/drives and residential curtilages.
<b>Surrounding Character:</b>	To its NE corner the site is bound by the rear of the dwellings facing onto School Lane. The remainder of the site is bordered by other agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF010</b>
<b>Site Address:</b>	Land south of Little London Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.74
<b>Indicative Capacity (Dwellings):</b>	22
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is located to the southern side of Little London Lane and is formed of a single field in agricultural use. The site slopes quite steeply down N-S. The sites northern and eastern boundaries defined by roads/residential curtilages. Sites southern and western boundaries defined by agricultural field boundaries.
<b>Surrounding Character:</b>	To the site's north to the other side of Little London Lane is low density residential use whilst to its east is a bungalow "Sundown". To its west is development associated with Little London Farm. To the south of the site is further agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF011</b>
<b>Site Address:</b>	Land to the rear of Casa Vago, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.31
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a small field or pasture land to the north of the dwellings known as "Casa Vago" and "Fron Ucha". The only potential access to the public highway is through the curtilage of Casa Vago in whose ownership the site lies. Boundaries to north, east and west are predominantly agricultural field boundaries. The southern boundary is residential curtilages/road.
<b>Surrounding Character:</b>	The site is separated from "Casa Vago" and "Fron Ucha" by a low hedgerow. The remaining boundaries are with agricultural land from which there is screening by trees and hedgerow.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF012X</b>
<b>Site Address:</b>	Two plots, north and south of Farnworth, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Two small greenfield sites separated by a dwelling and its curtilage. The site boundaries for each of the two plots are well defined by a combination of roads, field boundaries and property curtilages.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the two elements of the site are separated by other land and individually less than 0.2ha, they are not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF013X</b>
<b>Site Address:</b>	Lland adj. Tan Y Ffron Chapel Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.14
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	A triangular shaped site consisting of part of a wider agricultural field.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p> <p>As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF014</b>
<b>Site Address:</b>	Land east of Oswestry Road, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	4.56
<b>Indicative Capacity (Dwellings):</b>	137
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a large agricultural field located to the north-east of Trefonen. The sites boundaries are defined by Oswestry Road to the west, areas of open space and residential curtilages to the south and agricultural field boundaries to the north and east.
<b>Surrounding Character:</b>	Character to north, east and west is predominantly agricultural. Character to the south is a mix of open space and residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF015</b>
<b>Site Address:</b>	Land south of Bellan Lane, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	2.81
<b>Indicative Capacity (Dwellings):</b>	84
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of three agricultural fields located to the south of Trefonen. The site is bounded by Bellan Lane to the north, residential curtilages to the east, an access road/stream/agricultural field boundaries to the south and an agricultural field boundary (hedgerow) to the west.
<b>Surrounding Character:</b>	Character to west and south is predominantly agricultural. Character to north and east is predominantly residential.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF016X</b>
<b>Site Address:</b>	Former Tennis Court opposite Meadowside
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	0.10
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of two buildings and the associated curtilage. The curtilage defines the site boundary.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>TRF017</b>
<b>Site Address:</b>	Land west of Oswestry Road, Trefonen
<b>Settlement:</b>	Trefonen
<b>Site Size (Ha):</b>	1.40
<b>Indicative Capacity (Dwellings):</b>	42
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field located to the north-east of Trefonen. The site is defined by agricultural field boundaries to north and south, residential curtilages to west and a road/agricultural field boundaries to the east.
<b>Surrounding Character:</b>	Character to west is immediately residential, beyond which it is agricultural. Character to the north and south is predominantly residential. Character to the east is primarily open space.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: West Felton

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF001</b>
<b>Site Address:</b>	Land South of Twyford House, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	5.34
<b>Indicative Capacity (Dwellings):</b>	160
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single large triangular field in agricultural use, located to the north of West Felton. The site is flat. Its western boundary is defined by Twyford Lane, its eastern boundary is defined by agricultural field boundaries and its northern boundary is defined by a combination of agricultural field boundaries and an access road.
<b>Surrounding Character:</b>	The site is bound to the east and west and partly to the north by agricultural land. The remainder of the northern boundary and the southern tip of the site are bound by residences, "Twyford House" and "The Links " respectively.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF002</b>
<b>Site Address:</b>	Land North of Grimpo Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.33
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is triangular shaped and formed of the south western corner of a large field in agricultural use to the eastern side of the settlement. The site is flat. Its southern boundary is formed by Grimpo Road, its north-western boundary is formed by a property boundary/agricultural field boundary, its north-eastern boundary is undefined, running across an agricultural field.
<b>Surrounding Character:</b>	The site is mainly surrounded by other agricultural land but on the opposite side of Grimpo Rd is the primary school
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF003</b>
<b>Site Address:</b>	Land East of The Links, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	1.03
<b>Indicative Capacity (Dwellings):</b>	31
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This triangular site is made up of a number of enclosures to the eastern edge of the settlement. The land is flat and is currently used for agricultural purposes. The sites western boundary is defined by a property curtilage. Its northern and eastern boundaries are defined by agricultural field boundaries.
<b>Surrounding Character:</b>	The western boundary of the site is formed by the residence "The Links" whilst the northern and eastern boundaries are with land in agricultural use. The southern tip of the site is bound by Grimpo Rd on the opposite side of which is the primary school.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF004</b>
<b>Site Address:</b>	Land at Woolston Road, west of West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.91
<b>Indicative Capacity (Dwellings):</b>	27
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of part of a field currently in agricultural use to the west of West Felton and is separated from the settlement's built form by agricultural land. The site is bound to the south by Woolston Rd and the north by an un-named lane, its eastern boundary is defined by a gappy-agricultural field boundary, its western boundary is undefined running across an agricultural field.
<b>Surrounding Character:</b>	The site is surrounded by agricultural land being approx. 50m from the nearest built development to the south of the site and approx. 115m to the north.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF006</b>
<b>Site Address:</b>	Land South of Milloon, south of West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	2.72
<b>Indicative Capacity (Dwellings):</b>	82
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single field lying at the junction of the A5 and Holyhead Road. The field is flat and in agricultural use. Its eastern and western boundaries are defined by the aforementioned roads, its northern boundary is defined by a wooded agricultural field boundary.
<b>Surrounding Character:</b>	To the opposite side of the A5 and Holyhead Rd is further agricultural land. To the north of the site is the farmhouse and other development associated with Milloon Farm beyond which lies residential development.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF008</b>
<b>Site Address:</b>	Land west of A5 north of The Avenue and West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	11.63
<b>Indicative Capacity (Dwellings):</b>	349
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A very large site that is formed of two fields currently in agricultural use. The site sits to the west of the A5 and is separated from the built form of the settlement by further agricultural land.
<b>Surrounding Character:</b>	The site is bound to the east by the A5 to the opposite side of which is agricultural land. The remaining sides of the site are bound by agricultural land
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF009</b>
<b>Site Address:</b>	Land east of A5 and north of West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	2.04
<b>Indicative Capacity (Dwellings):</b>	61
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single triangular field immediately adjacent to the eastern side of the A5 to the north of West Felton. The site is flat and in agricultural use.
<b>Surrounding Character:</b>	The site is bound to the west by the A5 to the opposite side of which is agricultural land. The remaining sides of the site are bound by agricultural land
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF010</b>
<b>Site Address:</b>	Land south of the Links, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.35
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 10%
<b>General Description:</b>	The square site is formed of the southern part of the curtilage of the dwelling known as "The Links". The site has a frontage to Grimpo Rd and is flat in character. Boundaries are defined by road to west and south, the property curtilage to the east, but run through the curtilage of the property to the north.
<b>Surrounding Character:</b>	To the north of the site is the dwelling known as "The Links" and to the east is agricultural land. To the west of the site is Twyford Lane the opposite side of which has residential development and to the south is Grimpo Rd to the opposite of which is the primary school
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF011</b>
<b>Site Address:</b>	Land at Holyhead Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.57
<b>Indicative Capacity (Dwellings):</b>	17
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed by a single rectangular field currently in agricultural use. This flat site is bound to the east by Holyhead Rd and sits to the southern side of West Felton's built form. Its southern and western boundaries are agricultural field boundaries.
<b>Surrounding Character:</b>	To the east of the site is the Holyhead Rd and to its north the dwelling known as "Milne Croft" whilst to the north western corner of the site are the dwelling and other buildings associated with "Milloon". The remainder of the site is bound by agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF013</b>
<b>Site Address:</b>	Land West of Milloon, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.86
<b>Indicative Capacity (Dwellings):</b>	26
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This small, triangular site is situated at the southern end of the settlement to the rear of "Milloon" (to its east) and to the end of Applewood Close (to its north). The site is formed of a single flat field in agricultural use. Site boundaries are defined by residential curtilages to the north, the A5 to the west and an agricultural field boundary to the east.
<b>Surrounding Character:</b>	To the north of the site is the rear of the properties on Applewood Heights and to the east the rear of the curtilage of "Milloon". To the west of the site runs the A5, which is heavily screened from the site, to the opposite side of which is further agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF014</b>
<b>Site Address:</b>	Wheatland's, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	15.12
<b>Indicative Capacity (Dwellings):</b>	454
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a very large single field currently in agricultural use adjacent to Fox Lane to the north and the A5 to the east. Its western and southern boundaries are agricultural field boundaries.
<b>Surrounding Character:</b>	The east of the site is bound by the A5 to the opposite side of which, to the northern of which is residential development and to the southern end agricultural land. The short northern boundary of the site is formed by Fox Lane to the opposite side of which is the well screened cemetery. To the north western corner the site is adjacent to residential conversions at Old Farm. The bulk of the remaining boundaries to the West and South of the site are with agricultural land except part way down the western boundary where a sewerage works is sited.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF015</b>
<b>Site Address:</b>	Land at New House Farm, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	4.87
<b>Indicative Capacity (Dwellings):</b>	146
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of two reasonably flat fields in agricultural use. These fields wrap around another agricultural field which has the benefit of Planning Permission for residential development. The site is bound to the west by the A5 and an agricultural field boundary, to the south by property curtilages and an agricultural field boundary and to the north and east by agricultural field boundaries. Within the site is included two properties towards the western end of site's frontage to "The Avenue", Oakfield House and Cherrymead to enable access to the public highway.
<b>Surrounding Character:</b>	The south of the site neighbours the rear of the properties extending along the northern side of The Avenue, whilst to the west is a track separating the site from a small piece of agricultural land adjacent to The Avenue and the A5. The field to the south-east of the site has PP permission for residential development and to the east the site is separated from Holyhead Rd by "New House". The north of the site is bound by agricultural land
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF017</b>
<b>Site Address:</b>	Land North of Dovaton Court, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	2.45
<b>Indicative Capacity (Dwellings):</b>	74
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site, which sits on the northern fringe of the settlement, stretches between Holyhead Road to the west and Twyford Lane to the east and is formed of a single field currently used for grazing of horses. Its southern boundary is defined by property curtilages and an agricultural field boundary to the north.
<b>Surrounding Character:</b>	To the south the site is bound by existing residential development whilst to the west runs Holyhead Road to the other side of which is a single dwelling "New House" and further agricultural land. To the north is a dwelling "Rowley" and further agricultural land whilst to the east is Twyford Lane on the opposite side of which is agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF018</b>
<b>Site Address:</b>	Land West of Lodge Farm, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.55
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises a small flat field currently in agricultural use that wraps around the buildings associated with Lodge Farm. The site has a frontage to Fox Lane and the unnamed lane which serves the sewage works, which along with the curtilage of Lodge Farm form its northern and eastern boundaries. Its southern and western boundaries are defined by agricultural field boundaries.
<b>Surrounding Character:</b>	The site wraps around the buildings associated with Lodge Farm to its NE and has residential barn conversions and a nursing home to the opposite side of Fox Lane to its north. The remaining parts of the site are neighboured by land currently in agricultural use.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF020</b>
<b>Site Address:</b>	Land South of Felton Grange, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	9.34
<b>Indicative Capacity (Dwellings):</b>	280
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This large site sits close to the centre of the settlement and is entirely contained by roads and residential development. It is formed by two fields currently in agricultural use which are separated by a water system comprising of three ponds and connecting drains. The west of the site is bound by the A5, and the north, east and south by The Avenue, Holyhead Rd and Fox Lane (and their linked subsidiary roads) respectively.
<b>Surrounding Character:</b>	The west of the site is formed by the heavily screened A5. The remaining sides of the site to the N, E and S are bound by the rear of residential development on The Avenue, Holyhead Rd and Fox Lane (and their linked subsidiary roads) respectively.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF021</b>
<b>Site Address:</b>	Land west of Milloon, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	2.06
<b>Indicative Capacity (Dwellings):</b>	62
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Milloon Farm is located to the southern edge of the settlement where it adjoins residential development to the north and agricultural land to the East, South and West. The site excludes the farm house and some of the associated buildings but includes a number of farm buildings, orchard and former poultry sheds. The site is granted access via the Milloon Farm driveway. The sites northern boundary is defined by residential curtilages, its southern, eastern and western boundaries are defined by agricultural field boundaries.
<b>Surrounding Character:</b>	To the north is residential development based on Applewood Heights. The remaining surrounding land is currently in agricultural use.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF022</b>
<b>Site Address:</b>	Land off Tedsmore Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	7.42
<b>Indicative Capacity (Dwellings):</b>	223
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of the northern part of a single large field in agricultural use and is situated to the western periphery of the settlement. To its north the site has a frontage to Tedmore Road, which also forms its northern boundary. The sites western boundary is defined by property curtilages, its eastern boundary is defined by agricultural field boundaries and its southern boundary is defined in part by an agricultural field boundary and in part is undefined, running through an agricultural field.
<b>Surrounding Character:</b>	To its western boundary the site is bound by the rear of the residential properties on the Wheatland's and West Felton Methodist Church. The remaining sides of the site are bound by agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF023</b>
<b>Site Address:</b>	East of Manor Farm, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	1.13
<b>Indicative Capacity (Dwellings):</b>	34
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed by part of a field in agricultural use to the north of Old Rectory Gardens adjacent to Manor Farm to the west of the A5. The site is flat. The sites eastern and southern boundaries are defined by roads. The sites northern and western boundaries are undefined running through a field/poorly defined field boundary.
<b>Surrounding Character:</b>	The site is separated from residential development to its east by a track and is opposite further residential development which lies to the southern side of Old Rectory Gardens. To the west of the site is the Mill House and the buildings associated with Manor Farm. To the north of the site is further agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF024</b>
<b>Site Address:</b>	Land at Felton Farmhouse, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	1.17
<b>Indicative Capacity (Dwellings):</b>	35
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 25%
<b>General Description:</b>	The site consists of several small fields, a ménage and a barn. The site is located between the A5 (east) and the built form of West Felton (west). Its northern boundary is defined by a road, its southern boundary by the extent of the West Felton Graveyard.
<b>Surrounding Character:</b>	Immediate character to the east is wooded (following the path of the A5), beyond the A5 it is predominantly agricultural. Character to the north and west is predominantly residential. Character to the south is a mix of open space (West Felton Graveyard), residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF025</b>
<b>Site Address:</b>	Land east of the Wheatland's, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	3.54
<b>Indicative Capacity (Dwellings):</b>	106
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of two flat fields in current agricultural use and has frontages to Oak Farm Lane to its east and Tedsmore Rd to its south, these roads also form sites eastern and southern boundaries. The sites northern boundary is defined by property curtilages, its western boundary by an adjacent development site.
<b>Surrounding Character:</b>	To the north the site is bound by properties along Felton Park whilst the area to the site's west has residential planning permission. The land to the opposite side of Oak Farm Lane ( E) and Tedsmore Rd (S) is in agricultural use
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF026</b>
<b>Site Address:</b>	West of Holyhead Rd, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.63
<b>Indicative Capacity (Dwellings):</b>	19
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single small, flat field currently used for agricultural purposes. It has a short frontage to the Avenue. Site boundaries are defined by the A5 to the west, a track to the east, the extent of a natural/semi-natural open space (wooded area) to the north and The Avenue road to the south.
<b>Surrounding Character:</b>	The site is adjacent to the heavily screened A5 to its west to the opposite side of which is further agricultural land whilst to the north and north east of the site is also agricultural land. To the east is residential development fronting directly onto The Avenue. To the south on the opposite side of the Avenue is further agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF027</b>
<b>Site Address:</b>	Land off Woolston Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.86
<b>Indicative Capacity (Dwellings):</b>	26
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of a single, roughly triangular-shaped field behind the dwellings at the junction of Woolston Rd and an un-named track to Ladyhill. It lies to the extreme western side of the settlement. The site is currently used for the grazing of horses and slopes gently upwards S-N. Its northern boundary is formed by the aforementioned track, its southern boundary by residential curtilages and its western boundary by a gappy agricultural field boundary.
<b>Surrounding Character:</b>	To the south of the site is the rear of the dwellings that face onto Woolston Rd. The remaining sides of the site face agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF028</b>
<b>Site Address:</b>	East of Holyhead Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	3.40
<b>Indicative Capacity (Dwellings):</b>	102
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of a large agricultural field. The site is in agricultural use and lies to the east of Holyhead Road and south of West Felton centre. Its northern boundary is defined by property curtilages. Its western boundary is defined by Holyhead Road. Its southern and eastern boundaries are undefined, running through agricultural fields.
<b>Surrounding Character:</b>	Residential to the north and part of west, agricultural otherwise.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF029</b>
<b>Site Address:</b>	Land south of West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	4.27
<b>Indicative Capacity (Dwellings):</b>	128
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a very large agricultural field located to the south of West Felton. Its northern boundary is defined by property curtilages. Its western boundary is defined by Holyhead Road. Its southern and eastern boundaries are defined by agricultural field boundaries.
<b>Surrounding Character:</b>	Residential to the north and part of west, agricultural otherwise.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF030</b>
<b>Site Address:</b>	Land North of Fox Lane and West of Holyhead Road, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	4.98
<b>Indicative Capacity (Dwellings):</b>	149
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of parts of two agricultural fields. They are in agricultural use and lie between the A5 and Holyhead Road, which form its eastern and western boundaries. The sites southern boundary is defined by property curtilages/Fox Lane, its northern boundary is undefined, running through two agricultural fields.
<b>Surrounding Character:</b>	Residential to the east and south, the A5 to the west and agriculture to the north.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF031</b>
<b>Site Address:</b>	South of The Avenue, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	0.48
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is in agricultural use and lies to the east of the A5 and to the south of The Avenue. The sites northern boundary is defined by the wooded belt along The Avenue, its western boundary is defined by the wooded belt along the A5, its southern and eastern boundaries are undefined, running across agricultural fields..
<b>Surrounding Character:</b>	Residential to the north and east, the A5 to the west, agriculture to the south.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WEF032</b>
<b>Site Address:</b>	Land North of Grimpo Street, West Felton
<b>Settlement:</b>	West Felton
<b>Site Size (Ha):</b>	2.00
<b>Indicative Capacity (Dwellings):</b>	60
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of an agricultural field located to the east of West Felton, separated from the built form of the settlement by other agricultural fields. Site boundaries are defined by the road to the south, agricultural field boundaries to north and west and a property curtilage to the east.
<b>Surrounding Character:</b>	Primarily agricultural.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Weston Rhyn

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP001</b>
<b>Site Address:</b>	Land off Trehowell Lane, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	4.16
<b>Indicative Capacity (Dwellings):</b>	125
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large gently undulating site on the northern edge of the village split by Trehowell Lane. Site is currently in agricultural use (pasture) and comprises parts of three fields extending east and west of Trehowell Lane.
<b>Surrounding Character:</b>	Residential development adjoins the site to the south and east. Open countryside to the north (with a single dwelling (The White House) detached from the village) and west.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP001VAR</b>
<b>Site Address:</b>	Land off Trehowell Lane, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	3.78
<b>Indicative Capacity (Dwellings):</b>	113
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large gently undulating site on the northern edge of the village comprises two fields and part of a third, located to the west of Trehowell Lane.
<b>Surrounding Character:</b>	Residential development adjoins the site to the south. Open countryside to the north (with a single dwelling (The White House) detached from the village), east and west.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP002X</b>
<b>Site Address:</b>	Land at Field View, Old Chirk Road
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.10
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of a small brownfield site.
<b>Surrounding Character:</b>	Primarily agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP003</b>
<b>Site Address:</b>	Land west of Preesgweene Hall, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	1.27
<b>Indicative Capacity (Dwellings):</b>	38
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site comprises a physically contained and discreet parcel of land on the eastern edge of the village between residential properties fronting Old Chirk Road to the west and Preesgweene Hall and grounds to the east. Currently in agricultural use.
<b>Surrounding Character:</b>	To the north are agricultural fields (separated from this site by an access road to several houses). To the east are the grounds of Preesgweene Hall (much of the boundary is heavily wooded). To the south are houses and Station Road. To the west are houses fronting Old Chirk Road.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP005</b>
<b>Site Address:</b>	Land rear of Station House, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Elongated level site located along the western boundary of the railway line with a very narrow road frontage between two existing dwellings (one is a former railway building) at the northern end. The site is largely wooded with an area of scrub towards the centre. There is no existing access to the site other than via the railway tracks themselves.
<b>Surrounding Character:</b>	Surrounding uses are residential to the north and north west; an agricultural field to the south west; the railway line to the east beyond which is a sui generis area; a wooded area to the south (which represents a continuation of the wooded area in the southern part of this site) beyond which is agricultural fields/open countryside.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Much of the site is heavily wooded and forms a buffer to the adjacent railway line.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP006</b>
<b>Site Address:</b>	Land off High Street, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	3.82
<b>Indicative Capacity (Dwellings):</b>	115
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large site on the northern edge of the village comprising three fields, currently in agricultural use. Gently undulating improved pasture. Some mature trees along southern boundary and along hedgerow field boundary within the site.
<b>Surrounding Character:</b>	Recent residential development adjoining the site to the south. Established residential development to west fronting High Street. Open countryside to north and east. Wooded belt of trees contains the landscape to the north - beyond two further fields outside the site boundary.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP007X</b>
<b>Site Address:</b>	Land adj. The Croft
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.11
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of a small greenfield site containing a number of mature trees.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP008X</b>
<b>Site Address:</b>	The Vicarage, Vicarage Lane
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.19
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The Vicarage and its curtilage.
<b>Surrounding Character:</b>	Residential, agricultural and open space associated with the church.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP009</b>
<b>Site Address:</b>	Land south of Vicarage Lane, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	2.14
<b>Indicative Capacity (Dwellings):</b>	64
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of a larger agricultural field to the south of Weston Rhyn village. The site is relatively flat but somewhat detached from the existing settlement.
<b>Surrounding Character:</b>	Vicarage, cemetery and St John's Church to west; open countryside to the south and east; residential development fronting Vicarage Lane and playing field to the north.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP012</b>
<b>Site Address:</b>	Land at Silverdale, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	1.65
<b>Indicative Capacity (Dwellings):</b>	49
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 5%
<b>General Description:</b>	Relatively flat primarily greenfield site used for agricultural purposes located between the settlements centres of Weston Rhyn and Rhoswiell. The site is located to the rear of housing and a public house on Station Road. In the north west of the site is an existing dwelling located on Station Road, which would be demolished in order to allow access to the wider site. In the south east of the site is a densely wooded area.
<b>Surrounding Character:</b>	To the north west of the site is Station Road, access to this road is possible through the demolition of an existing dwelling located on Station Road. Along the remainder of the northern boundary are houses and a public house. To the west of the site are houses and their gardens. To the east of the site is a wooded belt along the route of the railway line and the railway line itself in the south east. To the south of the site are open fields in agricultural use. Boundary between this site and the fields to the south consists of a grubbed up hedgerow south of which is a public footpath.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP013</b>
<b>Site Address:</b>	Land between Brooklands and The Rise, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.87
<b>Indicative Capacity (Dwellings):</b>	26
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Relatively flat site adjacent to the western boundary of Weston Rhyn. The site has no road frontage as a result of an approved permission to the north west of the site.
<b>Surrounding Character:</b>	To the south and south west of the site are agricultural fields. To the north west of the site is an existing dwelling. To the north west of the site is another agricultural field benefiting from permission for three dwellings - this permission covered a portion of this former SHLAA site and has meant that the remainder of the site has no highway frontage or obvious means of accessing the highway network. To the east of the site are residential dwellings/gardens.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP015</b>
<b>Site Address:</b>	Land near the Burial Ground, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.30
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An L shaped site, which wraps around two sides of the of the burial ground. The site represents part of an agricultural field.
<b>Surrounding Character:</b>	To the east and south the character is predominantly agricultural. To the north is a wooded belt, beyond which land is predominantly in agricultural use. To the west land is in use as a burial ground, agricultural use and there is a row of dwellings.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP015VAR</b>
<b>Site Address:</b>	Land near the Burial Ground, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	0.12
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A rectangular site consisting of part of an agricultural field.
<b>Surrounding Character:</b>	To the east and south the character is predominantly agricultural. To the north is a wooded belt, beyond which land is predominantly in agricultural use. To the west land is in use as a burial ground, agricultural use and there is a row of dwellings.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. The site is already considered as part of a wider promotion WRP015.</p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP016</b>
<b>Site Address:</b>	Land west of St John's Church, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	5.90
<b>Indicative Capacity (Dwellings):</b>	177
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of three agricultural fields located to the south west of Weston Rhyn.
<b>Surrounding Character:</b>	Character to the north is predominantly residential. Character to the west and south is predominantly agricultural. Character to the east is a mix of residential, open space, and communal facilities such as the church, shop and pub.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WRP017</b>
<b>Site Address:</b>	Land off Station Road, Weston Rhyn
<b>Settlement:</b>	Weston Rhyn
<b>Site Size (Ha):</b>	2.25
<b>Indicative Capacity (Dwellings):</b>	67
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of school playing fields fronting onto Station Road and an agricultural field to its rear.
<b>Surrounding Character:</b>	Character to north, east and west is residential. Character to the south is agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS002</b>
<b>Site Address:</b>	Land East of Birchwood House, Rhoswiell
<b>Settlement:</b>	Rhoswiell
<b>Site Size (Ha):</b>	0.25
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small linear site consisting of grassed and wooded areas, located between the road and a more extensively wooded area.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiell than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS003</b>
<b>Site Address:</b>	Land rear of Glen Deg, Rhoswiol
<b>Settlement:</b>	Rhoswiol
<b>Site Size (Ha):</b>	0.81
<b>Indicative Capacity (Dwellings):</b>	24
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural fiend. Boundaries are defined by agricultural field boundaries, the road and property curtilages.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiol than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS004</b>
<b>Site Address:</b>	Land rear of former DM & Oakley Premises, Rhoswiell
<b>Settlement:</b>	Rhoswiell
<b>Site Size (Ha):</b>	0.58
<b>Indicative Capacity (Dwellings):</b>	17
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Irregularly shaped site consisting of scrubland (formerly wooded). Site boundaries are defined by agricultural field boundaries, the road and property curtilages.
<b>Surrounding Character:</b>	Primarily commercial and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiell than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS005</b>
<b>Site Address:</b>	Land at Moreton Hall School, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	2.57
<b>Indicative Capacity (Dwellings):</b>	77
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site consists of part of a wider agricultural field. Site boundaries are defined by a wooded area, the road and property curtilages to north, east and west but are undefined to the south.
<b>Surrounding Character:</b>	Primarily residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS006X</b>
<b>Site Address:</b>	Land west of Berllan Close, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	0.12
<b>Indicative Capacity (Dwellings):</b>	4
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small wooded/scrubbed area. Part of a wider wooded area. Site boundaries are defined by the road and property curtilages to north east and west but undefined to the south.
<b>Surrounding Character:</b>	Primarily residential and scrub/woodland.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS007X</b>
<b>Site Address:</b>	Land at Anvic House, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	0.06
<b>Indicative Capacity (Dwellings):</b>	2
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small triangular site consists of part of a properties garden. Boundaries are generally undefined.
<b>Surrounding Character:</b>	Primarily residential, commercial and woodland.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).</p> <p><b>Strategic Suitability<sup>3</sup>:</b> The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS009</b>
<b>Site Address:</b>	Gledrid Roundabout, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	2.67
<b>Indicative Capacity (Dwellings):</b>	80
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field. Site boundaries are defined by agricultural field boundaries, the road and property curtilages.
<b>Surrounding Character:</b>	Primarily residential, commercial and agricultural
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS010</b>
<b>Site Address:</b>	Land Station Road, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	6.26
<b>Indicative Capacity (Dwellings):</b>	188
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site consisting of a series of agricultural fields divided by a road. Site boundaries are defined by agricultural field boundaries, woodland, the road and property curtilages.
<b>Surrounding Character:</b>	Primarily residential, commercial and agricultural
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS012</b>
<b>Site Address:</b>	Land at Preesgweene Railway Crossing, Rhoswiel
<b>Settlement:</b>	Rhoswiel
<b>Site Size (Ha):</b>	0.25
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Level site north of Station Road and to east of railway line, between the settlements of Weston Rhyn and Rhoswiel. The site contains a range of single storey brick built buildings along the eastern side, much of the remainder of the site is covered in hard standing. The site is enclosed by fencing and trees.
<b>Surrounding Character:</b>	To the north of the site beyond a tree belt is a larger employment area accessed off station road. To the north west of the site is the railway line. To the south west lies a residential dwelling. To the south lies station road, beyond which is a single large dwelling beyond which is a sui generis area and then open countryside. To the east lies several large dwelling.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiel than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS013</b>
<b>Site Address:</b>	Land south of Mount View, Rhoswiell
<b>Settlement:</b>	Rhoswiell
<b>Site Size (Ha):</b>	0.32
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Elongated level site located to the east of the railway line and south of Station Road. The site has a narrow road frontage at the northern end. The site is occupied by a large steel 'railway shed' type building and a large area of hardstanding to the north which is littered with vehicles in various states of repair. The site is enclosed by fencing and the railway line to the west, hedgerow trees to the east, north east and southern tip.
<b>Surrounding Character:</b>	Surrounding uses are residential to the north, north east and north west, open country to the east, west and south with a single dwelling to the south east. The existing access is located at the north end of the site onto Station Road, east of the level crossing.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is more closely associated with the built form of Rhoswiell than Weston Rhyn or Preesgweene.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>RHS014X</b>
<b>Site Address:</b>	Land at The Firs Rhoswiell
<b>Settlement:</b>	Rhoswiell
<b>Site Size (Ha):</b>	0.03
<b>Indicative Capacity (Dwellings):</b>	1
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	Not Suitable
<b>General Description:</b>	Small greenfield site within a commercial complex. Site boundaries are defined by surrounding commercial uses and a wooded area to the east.
<b>Surrounding Character:</b>	Primarily commercial.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p> <p>As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).</p> <p>The site is more closely associated with the built form of Rhoswiell than Weston Rhyn or Preesgweene.</p>
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Whittington

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN001</b>
<b>Site Address:</b>	Land south of Dismantled Railway, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	4.16
<b>Indicative Capacity (Dwellings):</b>	125
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is a field outside of the development boundary and is used for agricultural purposes. Site is reasonably flat large slope in the centre, and lies adjacent to the existing residential area to the south.
<b>Surrounding Character:</b>	Site is surrounded by residential to the south and north east, and agricultural fields to the immediate east and to the north-west.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN002</b>
<b>Site Address:</b>	Highfields Farm, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.60
<b>Indicative Capacity (Dwellings):</b>	18
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	Site is located to the N of Whittington, just off the B5009 adjacent to existing agricultural buildings. The site is an agricultural field, and is surrounded by other agricultural fields.
<b>Surrounding Character:</b>	Residential to the south-east, beyond the farm which borders the site to the SE. The site is otherwise surrounded to the N and W by agricultural land.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN003X</b>
<b>Site Address:</b>	Land at Donnett Cottage
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.08
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Donnett Cottage and its curtilage. The property curtilage defines the site boundaries.
<b>Surrounding Character:</b>	Primarily agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN004</b>
<b>Site Address:</b>	Land north of Penybryn Avenue, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.85
<b>Indicative Capacity (Dwellings):</b>	26
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This triangular site is to the north of the village, adjacent to the existing residential area off Penybryn Avenue. Site is flat and agricultural, with a Right of Way wrapping around its north and west borders.
<b>Surrounding Character:</b>	Residential immediately to the south with agricultural fields to the site's N, E and W
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN005</b>
<b>Site Address:</b>	Land north west of Briarfields
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.49
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north of Whittington, adjacent to the development boundary. Site is agricultural, and is surrounded by further agricultural fields to the N, E and W, with Whittington's built form immediately to the S. There is no access to the site, as it is hidden behind the residential curtilage beyond the nearest road (Cambrian Avenue)
<b>Surrounding Character:</b>	Agricultural fields to the N, E and W, with residential to the S.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> <b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN006</b>
<b>Site Address:</b>	Land off Penbryn Avenue, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	3.07
<b>Indicative Capacity (Dwellings):</b>	92
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Agricultural field adjacent to Whittington's built form to the NE, outside of the development boundary. The site is located immediately north of the A495 which is the only road access, and is surrounded by agricultural fields besides the residential area to the SW.
<b>Surrounding Character:</b>	The site is surrounded by agricultural fields besides the residential area to the SW.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN007</b>
<b>Site Address:</b>	Dismantled Railway south west of B5009, north of Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.71
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the N of the village, outside of the development boundary and within the Conservation Zone. The site is also in proximity to a scheduled monument (Whittington Castle). Road access is from the B5009 to the north of the site, and it is surrounded immediately by agricultural land with residential areas further east and south
<b>Surrounding Character:</b>	The site is surrounded immediately by agricultural land to the N, S, E and W with residential areas further east and south
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN008</b>
<b>Site Address:</b>	Land north of Daisy Lane, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.86
<b>Indicative Capacity (Dwellings):</b>	56
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north of the village, set away from the B5009. Site is in agricultural use, as are the surrounding fields. Located outside of the development boundary
<b>Surrounding Character:</b>	Site is in agricultural use, as are the surrounding fields.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN009X</b>
<b>Site Address:</b>	Castle Court
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.09
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A commercial property and its curtilage. The properties curtilage defines site boundaries.
<b>Surrounding Character:</b>	Primarily commercial and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN010</b>
<b>Site Address:</b>	Rose Hill Nursery, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.61
<b>Indicative Capacity (Dwellings):</b>	48
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	Triangular site located to the south of Whittington, running adjacent to the trainlines to the east. Whilst bounded by the trainlines and residential houses, there are agricultural fields to the S and access via Oswestry Road near the level crossing.
<b>Surrounding Character:</b>	Residential dwellings lie to the east of the site, however there is no access to these from the site itself. Agricultural land lies to the south, and the centre of the village lies to the east.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN011</b>
<b>Site Address:</b>	Land to North West of Cambrian Avenue, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.18
<b>Indicative Capacity (Dwellings):</b>	36
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north of Whittington, adjacent to the development boundary. Site is agricultural, and is surrounded by further agricultural fields to the N, E and W, with Whittington's built form immediately to the S. There is no access to the site, as it is hidden behind the residential curtilage beyond the nearest road (Cambrian Avenue)
<b>Surrounding Character:</b>	Agricultural fields to the N, E and W, with residential to the S.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN012</b>
<b>Site Address:</b>	Land at rear of Mountfield House, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.35
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north of Whittington, down a narrow lane between two residential properties off Top Street. The site is a greenfield, and is bordered by trees/hedgerows. The built form of the village is to the E, W and S, with agricultural land to the N, with a cemetery to the NW. Only the access strip is within the development boundary, whereas the majority of the site is adjacent to the boundary.
<b>Surrounding Character:</b>	Majority of land around the site is the built form of the village (mostly C3 use), as well as agricultural land to the N.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN013</b>
<b>Site Address:</b>	Land north of Mount Farm, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	2.91
<b>Indicative Capacity (Dwellings):</b>	87
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is located to the north of Whittington, outside of the development boundary. This is a large site in the context of the current built form of the village, and is only accessible via a small access to the site's eastern boundary (off Top Street) which is defined as a Restricted Byway.
<b>Surrounding Character:</b>	A cemetery lies directly west to the site, with agricultural land to the N and residential to the E and S.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN014</b>
<b>Site Address:</b>	Land rear of Boot Street, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.70
<b>Indicative Capacity (Dwellings):</b>	51
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site located to the east of the village, adjacent to the development boundary and Conservation Area. Site is currently agricultural-use with the built form of the village immediately N and W, with further agricultural fields to the S and E. There is limited access to the site - only off an unnamed single carriage road off the A495
<b>Surrounding Character:</b>	The site is surrounded by agricultural fields to the S and E with residential to the N and W. There are two public houses nearby,
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information <sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN016</b>
<b>Site Address:</b>	Land at Brookside, south of Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.15
<b>Indicative Capacity (Dwellings):</b>	35
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	Site is located in an isolated location south of the village, on land currently used as C3: Residential. The site is immediately south of Whittington Cricket Club and is otherwise surrounded by agricultural fields. Access is off the B5009 running along the south of the site, and the Common Brook runs along the site's northern border.
<b>Surrounding Character:</b>	Mostly agricultural as the site is away from the village. The Whittington Cricket Club lies to the N with the Common Brook running along its northern border. Halston Hall (Heronry) Wildlife Site lies to the east of the site
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN017</b>
<b>Site Address:</b>	Land south of Ellesmere Road, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	6.96
<b>Indicative Capacity (Dwellings):</b>	209
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large irregular site to the east of the village, outside of the development boundary. Currently for agricultural use, it is adjacent to the built form of the village, with further agricultural land to the east, north and south. Ellesmere Road is the only access along the site's northern border. The site is reasonably flat with some minor slopes throughout, including an initial slope downwards at the site's access. River Perry lies east of the site
<b>Surrounding Character:</b>	Agricultural land to the east, south and north, with residential to the immediate west. Very small area (~1%) lies within flood zone 2/3
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN018</b>
<b>Site Address:</b>	Land at The Mount, Top Street, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.41
<b>Indicative Capacity (Dwellings):</b>	12
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north side of Whittington, outside of the development boundary. Site is accessible only off the Restricted Byway which comes off Top Street to the south. Residential units surround much of the site with vacant green land to the immediate west.
<b>Surrounding Character:</b>	Residential units surround much of the site with vacant green land to the immediate west. A large agricultural field lies to the north.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN019</b>
<b>Site Address:</b>	Land at New Rectory, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.98
<b>Indicative Capacity (Dwellings):</b>	59
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	Site is located to the east of Whittington, adjacent to the development boundary situated behind residential units off the B5009. Site comprises of 3 agricultural fields. All land east of the site is agricultural land, with the built form of the village to the west and north.
<b>Surrounding Character:</b>	Agricultural land to east, with residential to the north and west, as well as public houses and post offices nearby
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN020</b>
<b>Site Address:</b>	Land north east of Briarfields, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.32
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the north of Whittington, outside of the development boundary but within the Conservation Area. The site lies nearby residential units to its west side, along Cambrian Avenue, however there is currently no access available to the site. The site forms part of the dismantled railway, with a PROW running adjacent to the site.
<b>Surrounding Character:</b>	Residential to the south, with open space SE and agricultural land to the N
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	The site is landlocked and does not appear to have a road frontage.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN023</b>
<b>Site Address:</b>	Land north of The Castle, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	3.74
<b>Indicative Capacity (Dwellings):</b>	112
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is in centre of Whittington, just north of the castle. It comprises an area of grassland with scattered mature trees. The sites southern boundary is defined by hedgerow field boundaries and wooded areas. The sites eastern boundary is defined by property curtilages. The sites northern boundary is defined by a footpath. The sites western boundary is defined by property curtilages.
<b>Surrounding Character:</b>	Land to the east and west is residential, to the north, agricultural and to the south the grounds of Whittington Castle.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> <b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site contains part of a Scheduled Monument and an identified amenity Green Space. The remainder of the site can only be accessed through these assets.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN024</b>
<b>Site Address:</b>	Land off Donnett Close, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	5.42
<b>Indicative Capacity (Dwellings):</b>	162
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the east of the village, mostly outside of the development boundary (with only around 2% within the boundary). Site is relatively large given the existing built form of the village, and is currently in agricultural use.
<b>Surrounding Character:</b>	The site lies north of the Whittington Cricket Club, with agricultural land to the east and the existing built form (mostly C3) to the west.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN025</b>
<b>Site Address:</b>	Land at Glebe Farm, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	4.19
<b>Indicative Capacity (Dwellings):</b>	126
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the east of Whittington, outside of the development boundary. Site is currently for agricultural use and lies north of Whittington Road and east of Drenwydd. Site boundaries are field boundaries to north, property boundaries and a road to the west, a road to the south and a field boundary/undefined to the east.
<b>Surrounding Character:</b>	C3W to the west of the site, with some employment lane (Whittington Depot) to the immediate west. Agricultural fields lie to the north.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN026</b>
<b>Site Address:</b>	Land at Church Street, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	5.71
<b>Indicative Capacity (Dwellings):</b>	171
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site lies north of the centre of Whittington, near Whittington Castle and within the Conservation Area and outside of the Development Boundary. Site is fairly large given the context of the existing built form of the village. Site has some slopes around its centre. There is currently no access to the site within its borders, however the site promoter has indicated that land in the same ownership could provide access from Church Street.
<b>Surrounding Character:</b>	Residential lies to the SW and E, with Whittington Castle to the SE. Further agricultural fields lie to the N.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN026VAR</b>
<b>Site Address:</b>	Land at Church Street, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	3.83
<b>Indicative Capacity (Dwellings):</b>	115
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site lies north of the centre of Whittington, near Whittington Castle and within the Conservation Area and outside of the Development Boundary. Site is fairly large given the context of the existing built form of the village. Site has some slopes around its centre. There is currently no access to the site within its borders, however the site promoter has indicated that land in the same ownership could provide access from Church Street.
<b>Surrounding Character:</b>	Residential lies to the SW and E, with agricultural fields and then Whittington Castle to the SE. Further agricultural fields lie to the N.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site was promoted following the conclusion of the SLAA.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN027</b>
<b>Site Address:</b>	Land south of the School, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	1.81
<b>Indicative Capacity (Dwellings):</b>	54
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site is located to the S of Whittington outside of the Development Boundary. Less than 1% of the site is in flood zone 2/3. The site is currently agricultural use but there is currently no way of accessing the site.
<b>Surrounding Character:</b>	Agricultural land surrounds the site, except to the N where C3 use lies.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN028</b>
<b>Site Address:</b>	North of Glebe Meadows, Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	0.99
<b>Indicative Capacity (Dwellings):</b>	30
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site located to the west of Whittington, outside of the Development Boundary. Site previously had an application refused (and subsequently dismissed on appeal) for residential development. Site is currently agricultural use.
<b>Surrounding Character:</b>	The railway runs along the site's eastern border, with further agricultural land to the N and W, and residential to the S. Some C3 lies immediately south of the site along its only access.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>WHN030</b>
<b>Site Address:</b>	Land south-east of Whittington
<b>Settlement:</b>	Whittington
<b>Site Size (Ha):</b>	7.54
<b>Indicative Capacity (Dwellings):</b>	226
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site consisting of two agricultural fields. Site boundaries are defined by field boundaries.
<b>Surrounding Character:</b>	Primarily agricultural, with open space and residential.
<b>Suitability Information: (from SLAA)</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Place Plan Area**  
**Stage 3 Detailed Site Review:**  
**Site Assessments**

# Principal Centre: Oswestry

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>MOR010</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	16%
<i>Percentage of site in Flood Zone 2:</i>	18%
<i>Percentage of site in Flood Zone 1:</i>	82%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	16%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	4%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Weston Road extended with appropriate traffic calming / gateway treatment. And/or access linked with the new development served by The Ashes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	The presence of the adjacent watercourse will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The majority of the boundaries form an Env. Network corridor due to the presence of the adjacent watercourse. This will need to be appropriately buffered, as will the central hedgerow. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters (known to be present), water voles, white-clawed crayfish, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant and hedgerows trees present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Some noise from football ground to the south west when it is in use. Possible noise from the depot adjacent to the site.

<b>Public Protection Comments Management of Constraints:</b>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<b>Public Protection Comments Opportunities:</b>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Large site adjacent to an approved consent along Kingfisher Way. The site is currently separated from the existing built form of Morda except for a small isolated street of housing (The Ashes). Access would be required off Weston Road or from the adjacent development to the west. Site is located adjacent to a non-designated settlement and so is Open Countryside and is contrary to policy. The central area of the site lies within flood zones 2 and 3. Site may be in the setting of a Grade II Listed Building to the north
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is located partially adjacent to a settlement which has Open Countryside Status. There are accessibility issues as there are flood risks running through the centre of the site, which would cause restrictions for accessing the site's northern element.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>MOR012</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on B5069 extended with appropriate traffic calming / gateway treatment. Level of access from the 1362 homes site onto Weston Road may need to be limited subject to capacity of Weston Road in the vicinity of the railway bridge or necessary improvement delivered.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a wider area transport assessment given the scale of development, including the A5069 / Weston Roads cross roads junction, the A483T / B5069 junction, the Weston Road / Maesbury Road junction and Upper Brook St cross roads.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	The presence of woodland/ponds/priority habitats/Env. Network will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The majority of the site boundaries and internal hedgerows form Env. Network corridors. There is a pond and woodland on the site. Two PROWs cross the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those areas of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A483 to the south east of the site creating a significant noise source. Past land use on site including clay pits and associated rail/tram ways may have introduced contamination to the site.



<b>Public Protection Comments Management of Constraints:</b>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Contaminated land remediation options likely to be available.
<b>Public Protection Comments Opportunities:</b>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	Large site adjacent to Weston Road to the north and the B5069 to the west. The site adjacent to the existing built form of Morda to its north-west edge. Access available from north and west sides. Site is located adjacent to a non-designated settlement and so is Open Countryside and is contrary to policy. East of the site lies in flood zones 2 and 3 with pockets (particularly to the south) lying in areas at risk of 1 in 100 and 1000 year floods.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is located adjacent to a settlement which has Open Countryside Status. As such it is contrary to policy. This is also a very large site in the context of Morda and so development of this scale would be inappropriate
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>MOR014</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Weston Road extended with appropriate traffic calming / gateway treatment. And/or access linked with the new development served by The Ashes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large site which includes former leats for Upper Weston Mill (HER PRN 15524) and possible earthwork remains of ridge and furrow (HER PRN 21893), so has archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment and evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	No significant trees on the site
<i>Tree Comments Management of Constraints:</i>	Landscape Planting Scheme
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Past land use as a depot may have contaminated the land.

<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to resolve any contaminated land concerns.
<i>Public Protection Comments Opportunities:</i>	By developing this site as residential it will created a potential betterment in noise terms to those inhabitants of dwellings to the west and contamination could be removed.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	Small site adjacent to The Ashes to the east of Morda. Access road already available from Weston Road to the south. Partially adjacent to existing consent stretching from Kingfisher Way.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate remediation in relation to any contamination issues would be required. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is located adjacent to a settlement which has Open Countryside Status. As such it is contrary to policy. There are also considerations in relation to site contamination.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>MOR015</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then these areas should not be developed, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The site forms an Env. Network corridor. A PROW runs along the south-eastern boundary. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, that area of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	NE site potentially located with setting of Grade II listed the Firs and Weston Mill (NHLE ref. 1054241) and S part of site located within the setting of the non-designated parkland for Sweeney Hall (HER PRN 07637). Very large site that includes site of Swenney Brick Works (HER PRN 06626) and two associated former tramways (HER PRN 06627) and historic farmstead at Weston Farm (HER PRN 27089), so has archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment and evaluation, Level 2 historic buildings assessment if tradition farm buildings at Weston Farm proposed for demolition, assessment of impact on settings of designated and non-designated heritage assets)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from road to the east and scrap yard to the south.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	This site lies north of the River Morda and is adjacent to the Oswestry development boundary. This site is in proximity to several TPOs.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is located adjacent to Oswestry's development boundary. However, its proximity to the town centre is fairly distant and it is not a natural 'rounding off' of the settlement.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>MOR016</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	33%
<i>Percentage of site in Flood Zone 2:</i>	43%
<i>Percentage of site in Flood Zone 1:</i>	57%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	12%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	43%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	45%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Assumes access is via narrow lane on the north side of Morda Mill. Y. If a more suitable access can be provided through the open area on the southside of Morda Mill.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15



<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then these areas should not be developed, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The majority of the site forms an Env. Network corridor. A PROW crosses the southern section of the site and another runs along the northern boundary. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, that area of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site of former Upper Weston Mill (HER PRN 15524), so some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial activities (scrap yard) to the north of the access and Lake Vyrnwy Terrace which may create noise and dust.

<b>Public Protection Comments Management of Constraints:</b>	Suggest the northern part of the area marked as Lake Vyrnwy Terrace is not suitable as residential however the southern part may be with appropriate.
<b>Public Protection Comments Opportunities:</b>	The bulk of the site to the west is much more suitable to residential and would in itself be a good/preferred site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site partially joins Oswestry's development boundary to its NW, with its only access being to the east off the B5069 which is already in place, however this is very narrow. Much of the site lies within flood zones 2 and 3, particularly to the west. Site lies in proximity to 2 Grade II listed buildings to the east, as well as several TPOs.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is located adjacent to Oswestry's development boundary. However, its proximity to the town centre is fairly distant and there are concerns of flooding and a suitable access.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW002</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	12%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	8%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	100%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Salop Rd & Victoria Rd
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site possibly within setting of Grade II listed Beaconsfield Terrace (NHLE ref. 1177320).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	The site is bounded by town roads to all sides which will create some noise. The site has existing structures which may have introduced contamination to land. There is also a landfill site within 250m.

<i>Public Protection Comments Management of Constraints:</i>	Noise from surrounding sources may be mitigated through glazing and ventilation primarily although additional mitigation may be required dependant on the development design. Contaminated land concerns including that from landfill nearby are likely to be able to be mitigated through appropriate remediation.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Brownfield site within DB in an accessible location
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate design and necessary assessments to address issues arising from proximity to a scheduled monument, conservation area and one or more listed buildings, and a number of TPO's. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	Yes
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Potential windfall site
<b>Reasoning</b>	Brownfield site within DB in an accessible location, currently occupied but expected to become available during the Plan period for redevelopment.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW009</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Gobowen Road extended with appropriate traffic calming / gateway treatment. Potential for a shared vehicle access with OSW040.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within setting of Grade II listed Morda Mill (NHLE ref. 1367359). Historic maps indicate it includes former mill leat for Morda Mill and site of a terrace of ?mill workers cottagers, Also has significant archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment and ?evaluation; settings of LBs)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	The B5069 to the east provides a noise source to be considered. As the site has been developed in the past and may have had fuel and chemical stores etc there could be contaminated land.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Contaminated land remediation options likely to be available.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is separated from the Oswestry development boundary and occupies an extremely sensitive location within the immediate setting of the Old Oswestry Hillfort Scheduled Monument and close to Wat's Dyke. Potential for archaeology to the north. The site is also within proximity of a wildlife site.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Potential for access / parking and interpretation of the Oswestry Hillfort. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Wholesale redevelopment would have an unacceptable impact on the setting of the Hillfort and other heritage assets. A modest conversion scheme of the existing buildings may be acceptable subject to sensitive design, but would not require allocation.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW013</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Weston Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assume Weston Lane is improved within the frontage of the development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development would not be able to deliver the necessary improvements on Weston Lane which is very narrow with no footways.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	This site may contain priority habitats - botanical survey required. The site forms an Env. Network corridor. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Northern of site potentially within setting of Grade II listed Plas Wilmot (NHLE ref. 1409997). LiDAR data suggests some archaeological earthworks may be present on site, so some archaeological potential. Development may be incongruous given urban edge and semi-rural character of immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment, ?evaluation & Level 2 earthwork survey, impact on setting of LBs)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant and hedgerows trees present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Vewry little of concern, some noise from road but likely to be minimal.

<i>Public Protection Comments Management of Constraints:</i>	Good design and standard glazing would be likely to mitigate noise concerns.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Vehicular and pedestrian access are currently poor and offsite improvements to Weston Lane to create an acceptable access are not considered achievable due to its narrow width and established boundaries.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Offsite vehicular and pedestrian access improvements are essential. Habitats and heritage assessments required, together with any mitigation measures subsequently identified. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development of the site and adjacent OSW018a would dependent on achieving an acceptable highway access. However there is no land available to the North to upgrade Weston Lane to an acceptable standard
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW014</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	31%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	100%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If access can be provided through the existing housing allocation to the west.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assuming the access is via the adjacent existing housing site onto Victoria Fields and then Victoria Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The southern and western boundaries form an Env. Network corridor. A PROW runs along the southern and south-western boundaries Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes site of a former field barn (HER PRN 21925), so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Railway to the east could generate noise. Landfill to the north presenting possible gas source although records suggest inert material therefore risk low.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Contaminated land remediation options likely to be available.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary, close to the cemetery. Development of the site may be affected by poor ground conditions and surface water flood risk issues. Access can only be achieved through the existing site allocation to the West. Potential heritage impacts on nearby SAM.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Need for cemetery expansion land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Site is compromised by poor accessibility and by potential physical and heritage constraints.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW017</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	100%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Trefonen Road extended with appropriate traffic calming / gateway treatment.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	This site may contain priority grassland habitat - botanical survey required. The site forms an Env. Network corridor. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within non-designated historic parkland of Broom Hall Park (HER PRN 07621).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character of non-designated historic parkland)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Potential for some odour from sewage treatment works however there are residential properties closer and therefore the sewage works will be using best efforts to reduce odour already.
<i>Public Protection Comments Other Constraints:</i>	Road to south of site.



<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in an accessible location to the west of Oswestry. Suitable in principle subject to habitats and heritage assessment and any identified mitigation measures
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Mitigation measures relating to potential habitats and heritage impacts. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Scale of development on this site would be minimal in terms of a contribution to the open market housing need of the town. It is acknowledged that there are issues with highways towards Upper Brook Street, however these are not substantive. It is considered that there is little rationale for an open market housing allocation in this location.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW018a</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	13%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	73%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Weston Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assume Weston Lane is improved within the frontage of the development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development would not be able to deliver the necessary improvements on Weston Lane which is very narrow with no footways.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	This site may contain priority habitats - botanical survey required. The site forms an Env. Network corridor. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	LiDAR data suggests some archaeological earthworks may be present on site, so some archaeological potential. Development may be incongruous given urban edge and semi-rural character of immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment, ?evaluation & Level 2 earthwork survey)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Vehicular and pedestrian access are currently poor and offsite improvements to Weston Lane to create an acceptable access are not considered achievable due to its narrow width and established boundaries.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Offsite vehicular and pedestrian access improvements are essential. Habitats and heritage assessments required, together with any mitigation measures subsequently identified. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development of the site and adjacent OSW013 would dependent on achieving an acceptable highway access. However there is no land available to the North to upgrade Weston Lane to an acceptable standard
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW026</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	32%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Weston Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assume Weston Lane is improved within the frontage of the development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development would not be able to deliver the necessary improvements on Weston Lane which is very narrow with no footways. 204 homes.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The majority of the site boundaries form an Env. Network corridor. The boundaries should be appropriately buffered. A PROW runs along the eastern and northern boundaries. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	SE corner of site potentially within setting of Grade II listed Weston Cotton House (NHLE ref. 1177604). No known archaeological interest but large site which may therefore have some archaeological potential. Development may be incongruous given semi-rural character of immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation; impact on setting of LBs)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site with no notable constraints.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Vehicular and pedestrian access are currently poor and offsite improvements to Weston Lane to create an acceptable access are not considered achievable due to its narrow width and established boundaries.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Offsite vehicular and pedestrian access improvements are essential. Habitats and heritage assessments required, together with any mitigation measures subsequently identified. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development of the site is dependent on achieving an acceptable highway access. However there is no land available to the North to upgrade Weston Lane to an acceptable standard
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW040</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	19%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Gobowen Road extended with appropriate traffic calming / gateway treatment. Potential for a shared vehicle access with OSW040.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21



<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. The presence of the ditch/drain, woodland and pond will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland habitat - botanical survey required. There is a pond in the south-east of the site. Should GCNs be present then a min. 50m buffer will be required. The drain/ditch and adjacent woodland form an Env. Network corridor. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	Site within setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899) and would have an unacceptably detrimental impact on its significance. Likely objection from Historic England. Proximity to hillfort also means the site has significant archaeological potential
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment (update 2006 DBA), evaluation [site subject to a geophysical survey in 2007], assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from road to the east. Farm to the north which may create noise, odour, dusts.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Recommend good separation distance from farm to ensure the existing farm is not restricted in future due to residential being brought into close proximity.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is adjacent to but outside the Oswestry development boundary, but occupies an extremely sensitive location within the immediate setting of the Old Oswestry Hillfort Scheduled Monument and close to Wat's Dyke. Potential for archaeology. The site is also within proximity of a wildlife site.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Potential for access / parking and interpretation of the Oswestry Hillfort. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development would have an unacceptable impact on the setting of the Hillfort and other heritage assets.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW044</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	36%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Croeswylan Lane is not suitable at the site frontage for any significant development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Croeswylan Lane is not suitable east of the site frontage for any significant additional development traffic and improvements could only if third party land was acquired.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	14

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	This site appears to contain priority grassland habitat - botanical survey required. The site consists of Env. Network core habitat and corridor. There is a pond on the southern boundary. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site with no obvious constraints.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Site contains priority habitat. Vehicular access via Croeswylan Lane and offsite improvements to create an acceptable access are not considered achievable without the acquisition of 3rd party land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Offsite vehicular and pedestrian access improvements are essential. Habitats value requires site to remain undeveloped. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Habitat value and unacceptable highway access.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW046</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Llywyn Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Llwyn Road is not suitable for additional traffic from 261 homes. BUT Y. If access can be secured via OSW047 to Gatacre Av.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a wider area transport assessment given the scale of development (linked with OSW047), including the Llwyn Rd and Gittin St junctions with the A5069.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	The presence of the pond may reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	There is a pond on/adjacent to the site. Should GCNs be present then a min. 50m buffer will be required. Part of the eastern boundary forms an Env. Network corridor. Two PROWs cross the site. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	Site within immediate setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899) and would have an unacceptably detrimental impact on its significance. Two cropmark sites of likely Iron Age date (HER PRNs 00685 & 01413) located in fields immediately to the north. Large size of site and proximity to hillfort also means the site has significant archaeological potential
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation, assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the east. Cricket pitch to the south with the straight boundary to a bowler from the northern end in the line of fire.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Significant standoff distance recommended from the southern boundary to reduce likelihood of a nuisance, injury and//or damage from cricket balls being hit into the site from the cricket pitch to the south.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is outside and unconnected to the Oswestry development boundary, and also occupies an extremely sensitive location within the immediate setting of the Old Oswestry Hillfort Scheduled Monument and close to Wat's Dyke. Potential for archaeology.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development would have an unacceptable impact on the setting of the Hillfort and other heritage assets.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW047</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Gatacre Avenue
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	291 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a wider area transport assessment given the scale of development (linked with OSW046), including the Llwyn Rd and Gittin St junctions with the A5069.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. The presence of the ponds may reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland habitat - botanical survey required. There are ponds on/adjacent to the site. Should GCNs be present then min. 50m buffers will be required. The northern boundary forms an Env. Network corridor. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	Site within setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899) and would have an unacceptably detrimental impact on its significance. Likely objection from Historic England. HER indicates that the site may contain earthwork remains of ridge and furrow (HER PRN 20974). Large size of site and proximity to hillfort also means the site has significant archaeological potential
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation, assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Cricket ground to the east but likely to be enough distance not to cause an issue.

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is outside but adjacent to the Oswestry development boundary, but occupies an extremely sensitive location within the immediate setting of the Old Oswestry Hillfort Scheduled Monument and close to Wat's Dyke. Potential for archaeology.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Appropriate access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development would have an unacceptable impact on the setting of the Hillfort and other heritage assets.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW048</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	8%
<i>Percentage of site in Flood Zone 1:</i>	92%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	22%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	40%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Weston Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assume Weston Lane is improved within the frontage of the development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development would not be able to deliver the necessary improvements on Weston Lane which is very narrow with no footways. 456 homes
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	13

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The majority of the site boundaries form an Env. Network corridor. The boundaries should be appropriately buffered. A PROW runs along the western boundary. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large site which may therefore have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Railway line to the east boundary and industrial estate the opposite side of the tracks. Commercial units to the west (at The Granary)

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Vehicular and pedestrian access are currently poor and offsite improvements to Weston Lane to create an acceptable access are not considered achievable due to its narrow width and established boundaries. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Offsite vehicular and pedestrian access improvements are essential. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development of the site is dependent on achieving an acceptable highway access. However the scale of the works required to upgrade Weston Lane to an acceptable standard make development in this location unachievable. Poor SA
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW049</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If via adjacent sites.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If access can be secured through OSW050 or OSW064
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Additional traffic from 210 homes is unlikely to be acceptable on Welsh Walls via Oreley Way.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then this area should not be developed, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The southern part of the site may contain priority grassland habitat - botanical survey required. This section and the northern boundary form Env. Network corridors. A PROW crosses the south-eastern section of the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, that area of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large site which may therefore have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Potential odour from sewage treatment works
<i>Public Protection Comments Other Constraints:</i>	Possible contamination from infilled features noted on historic maps.



<i>Public Protection Comments Management of Constraints:</i>	Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	The site is outside and unconnected to the Oswestry development boundary. Access can only be achieved from the development of adjacent land. Potential access from Oreley Way unsuitable for the resultant volume of traffic. Site is close to the waste water treatment works and is considered unacceptable due to the potential impact of odour. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear how an acceptable access could be achieved. Site is considered unacceptable due to the potential impact of odour. Poor SA
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW050</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Site extent implies access to Oreley Way via no's 26 / 28
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to capacity assessment of Welsh Walls junctions to take traffic from additional 183 homes and 129 homes from OSW063.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then this area should not be developed, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The northern part of the site may contain priority grassland habitat - botanical survey required. The boundaries form Env. Network corridors. A PROW runs along the eastern boundary. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, that area of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large site which may therefore have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Potential odour from sewage treatment works
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is outside but adjacent to the Oswestry development boundary. Access can only be achieved from adjacent land. Potential access from Welsh Walls subject to capacity assessment for the resultant volume of traffic. Site is close to the waste water treatment works and is considered unacceptable due to the potential impact of odour.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear whether an acceptable access could be achieved. Site is considered unacceptable due to the potential impact of odour.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW052</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Middleton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Subject to frontage improvements of Middleton Road
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Middleton Road to the east of the site is not suitable for access to/from the east. BUT Y. if site can be linked to A5 via development to the south.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise from A5.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the south. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved. Poor SA
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW053</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	18%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A5
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	But preferable to have linked access with OSW055 and OSW054.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to assessment of impact on the SRN and funding of necessary improvements.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	12



<i>Ecology Comments Significant Constraints:</i>	The presence of GCN breeding ponds will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	There are ponds (incl. GCN breeding ponds) on/adjacent to the site. Minimum 50m buffers will be required around these. A PROW crosses the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains archaeological remains of a WWI and WWII PoW camp (HER PRN 29128) and some potential prehistoric features
<i>Heritage Comments Management of Constraints:</i>	Archaeological DBA produced in 2014 and evaluation in 2017. Archaeological conditions to be advised
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 junction to southwest and A5 runs along western and most southern boundary of the site causing noise. In addition air pollutants close to the road (particularly the junction where significant braking and acceleration take place) are likely to be increased.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Additional standoff considered reasonable to ensure that residents would be exposed to a reduced air pollutant load which is considered reasonable as there is no safe level for air pollutants such as nitrogen dioxide and particulates.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the south. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW054</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A%
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	But preferable to have linked access with OSW053 and OSW055.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to assessment of impact on the SRN and funding of necessary improvements.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	16

<i>Ecology Comments Significant Constraints:</i>	The presence of the ponds will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	There are ponds on the site - should these contain GCNs then minimum 50m buffers will be required. The southern boundary forms an EN corridor. Two PROWs cross the site. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large site which may therefore have some archaeological potential. Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 runs along the most southern boundary of the site causing noise. Features marked on historic maps including pool which may have been filled in creating contamination.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Remediation likely to be available for contaminated land.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the West. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Employment development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved without the previous development of adjacent land for related uses.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW055</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	18%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	48%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	32%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A5
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	But preferable to have linked access with OSW053 and OSW054.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to assessment of impact on the SRN and funding of necessary improvements.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22

<i>Ecology Comments Significant Constraints:</i>	The presence of a GCN breeding pond will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	There is a GCN breeding pond on the site - a buffer of at least 50m will be required. The western boundary forms an Env. Network corridor. A PROW crosses the site. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large site which may therefore have some archaeological potential. Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Some significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 runs along the western boundary of the site causing noise.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the south. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW056</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Middleton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Subject to frontage improvements of Middleton Road including those associate with OSW052 and OSW057.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Middleton Road to the east of the site is not suitable for access to/from the east. BUT Y. if site can be linked to A5 via development to the south.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	16

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Farms to the east and north may create some noise, duct and odours.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to minimise potential concerns.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the south. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW057</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Middleton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Subject to frontage improvements of Middleton Road including those associate with OSW052.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Middleton Road to the east of the site is not suitable for access to/from the east. BUT Y. if site can be linked to A5 via development to the south.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to improve habitat connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good location if other surrounding SLAA sites are not proposed for commercial otherwise not a good site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass. An acceptable access cannot be achieved via Middleton Rd and is therefore dependent on the development of land to the south. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry. Unclear whether an acceptable access could be achieved.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW058</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	12%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4580
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming an impact assessment of the development on the A5 Whittington Road roundabout is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The western and eastern boundaries form Env. Network corridors. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site within setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899) and would have an unacceptably detrimental impact on its significance. Likely objection from Historic England. Geophysical survey in 2007 indicated that the site contains a WWI practice trench system (HER PRN 31654) associated with Park Hall barracks. Large size of site and proximity to hillfort also means the site has significant archaeological potential.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment (update 2006 DBA), further evaluation [site subject to a geophysical survey in 2007 and initial evaluation in 2009], assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 and B4580 junction to east of site and roads border the east and south. Rail to the west. Industrial/commercial existing to the south and southwest.



<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road and rail. Specific noise survey likely to consider potential impact of commercial sources of noise in the area.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is adjacent to but outside the Oswestry development boundary, but occupies an extremely sensitive location within the immediate setting of the Old Oswestry Hillfort Scheduled Monument. Potential for archaeology. The site is also within proximity of a wildlife site.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Development would have an unacceptable impact on the setting of the Hillfort and other heritage assets.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW060</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A495
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Preference would be a roundabout junction incorporating Garrison Avenue on the north side of the A495.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming an impact assessment of the development on the A5 Whittington Road roundabout is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then these areas should not be developed, reducing the developable area available. Buffers around hedgerows and ponds will also reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. Parts of the site form Env. Network corridors. There are ponds on the site. Should GCNs be present, mini. 50m buffers will be required around these. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those areas of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within wider setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899). Some archaeological potential given proximity to hillfort and the former Park Hall barracks . (Allocated SAMDev site)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment (update and extend 2006 DBA) and evaluation, assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Sewage works to the east.
<i>Public Protection Comments Other Constraints:</i>	A5 and A495 border the site to the west and north with junction to the northwest of site. Historic rail line runs through northern part of the site.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road particularly to the northwest close to junction as this is where air quality concerns may also be raised due to acceleration and braking on the roads. Nothing available regarding sewage treatment plant unless provide positive air pressure systems taking air from areas away from the sewage works.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is allocated employment land which is physically and functionally separated from the development boundary by the A5 bypass.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access and highway improvements to A5 roundabout. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW062</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A495 via Garrison Ave
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming an impact assessment of the development on the A5 Whittington Road roundabout is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The boundaries form Env. Network corridors. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within wider setting of Scheduled Monument of Old Oswestry hillfort, and two adjacent sections of Wat's Dyke (NHLE ref. 1014899). Large site which includes some WWI practice trenches (HER PRN 31655) associated with the former park hall barracks, which therefore has archaeological potential. (Allocated SAMDev site)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment, assessment of impact on setting of Scheduled Monument)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 along western boundary and A495 to northern boundary creating significant noise. Works to the east creating noise and potentially odour/dusts. Historical feature marked on site possibly filled therefore potential contamination of land.

<i>Public Protection Comments Management of Constraints:</i>	Significant mitigation for noise required using all necessary methods. Very high specification glazing and mechanical ventilation may be necessary as well as significant boundary treatment as separation distance not considered suitable due to relatively small site.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	Site is allocated employment land which is physically and functionally separated from the development boundary by the A5 bypass.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access and highway improvements to A5 roundabout. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW063</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	61%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Site extent implies access to Oreley Way
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to capacity assessment of Welsh Walls junctions to take traffic from additional 129 homes and 183 homes from OSW050.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18



<i>Ecology Comments Significant Constraints:</i>	The presence of the woodland/scrub and buffers from hedgerows will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	Much of the site consists of Env. Network corridor. The woodland/scrub should be retained and buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes oldest (late Victorian) parts of the Llanforda Waterworks, Oswestry (HER PRN 31087).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment of any late 19th and early 20th century water works buildings). NB 2014 DBA produced for refurbishment of water works
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Sewage works to the south.
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site forms part of the existing waste water treatment works outside but adjacent to the Oswestry development boundary. It is unclear how access could be achieved from adjacent land. Potential access from Welsh Walls subject to capacity assessment for the resultant volume of traffic. Site is immediately adjacent to the waste water treatment works and is considered unacceptable due to the potential impact of odour.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear whether an acceptable access could be achieved. Site is considered unacceptable due to the potential impact of odour.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW064</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	93%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Broomhall Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a wider area transport assessment given the scale of this development (468 homes) and OSW065 (231 homes), including Broomhall Lane (narrow) and junction with Trefonen Road and Upper Brook St cross roads.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then these areas should not be developed. The presence of GCN breeding ponds, woodland, other potential priority habitats, and Env. Network corridors reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland and woodland habitats - botanical survey required. The boundaries, woodland and northern section of the site form Env. Network corridors. A PROW crosses the site. There are GCN breeding ponds on the site. Minimum 50m buffers will be required around these. There are badger setts within the woodland. Sufficient foraging and commuting habitat will need to be retained in the final development. Japanese knotweed has been recorded on the site - this will require treatment prior to works commencing Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those areas of the site should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Within settings of non-designated historic parklands of Llanforda Hall (HER PRN 07631) and Broom Hall Park (HER PRN 07621). Large site which former historic Llanforda-isaf farmstead (HER PRN 26505) , so has archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application ([?updated archaeological Desk Based Assessment] & archaeological evaluation; settings of non-designated historic parklands). NB 2014 DBA produced for refurbishment of water works
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees, hedgerows and area of secondary woodland present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Sewage works to the east.
<i>Public Protection Comments Other Constraints:</i>	Road to the southwest border of the site creating noise.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	The site is outside and unconnected to the Oswestry development boundary. Further work would be needed to demonstrate that available access options are capable of providing sufficient capacity for the additional traffic. Priority habitats on site. Site is close to the waste water treatment works and is considered unacceptable due to the potential impact of odour. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear whether an acceptable access could be achieved. Site is considered unacceptable due to the potential impact of odour.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW065</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	18%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	91%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Broomhall Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a wider area transport assessment given the scale of this development (231 homes) and OSW064 (468 homes), including Broomhall Lane (narrow) and junction with Trefonen Road and Upper Brook St cross roads.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17

<i>Ecology Comments Significant Constraints:</i>	The presence of the pond and woodland/scrub and buffers from these features will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	Much of the site consists of Env. Network corridor. The woodland/scrub and pond should be retained and buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Within area of Llanforda Waterworks, Oswestry (HER PRN 31087).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgerows present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Sewage works to the north and west/on current site.
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site forms part of the waste water treatment works outside but adjacent to the Oswestry development boundary. Further work would be needed to demonstrate that available access options are capable of providing sufficient capacity for the additional traffic. Site is close to the waste water treatment works and is considered unacceptable due to the potential impact of odour.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear whether an acceptable access could be achieved. Site is considered unacceptable due to the potential impact of odour.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>OSW068</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	13%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A495 via Garrison Ave
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming an impact assessment of the development on the A5 Whittington Road roundabout is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. GCNs in pond adjacent to northern tip of site (pers. Com. Not on SEDN). Mitigation may not be possible due lack of area.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland and woodland habitats - botanical survey required. The potential impacts on Old Oswestry Local Wildlife Site will need to be assessed and SWT will need to be consulted. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	FALSE
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site, likely to cause significant constraints.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A495 to the south creating noise. Contaminated land layers shown on Council GIS layers.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road. Remediation likely for contamination.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	Site is physically and functionally separated from the development boundary by the A5 bypass.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable access and highway improvements to A5 roundabout. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Housing development would be physically and functionally separated from Oswestry.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	North Drive
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site will fund suitable estate road access for potentially 85 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	<p>If priority habitats are present, the site should not be developed. Reduction in developable area due to presence of GCNs. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. GCNs have been recorded in the pond in the south-east of the site - a min. 50m buffer will be required around the pond, reducing the developable area. Requires botanical survey, Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows should be retained and buffered.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	<p>No known archaeological interest but medium size of site suggests it may have some potential.</p>
<i>Heritage Comments Management of Constraints:</i>	<p>Heritage Assessment required with application (archaeological desk based assessment + ? evaluation).</p>
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	<p>Agricultural land with boundary trees and hedgerows.</p>
<i>Tree Comments Management of Constraints:</i>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<i>Tree Comments Opportunities:</i>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	<p>Noise, dust, odour from commercial site to southeast. Noise from road to west.</p>

<b>Public Protection Comments Management of Constraints:</b>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<b>Public Protection Comments Opportunities:</b>	Suggest keep away from southeast corner to ensure do not impact on existing commercial operations.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site east of North Drive adjacent to but outside the development boundary to the north of established former military housing and new housing development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH011, PKH013, PKH029, PKH031, and PKH032
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH007</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-high
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Inglis Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site will fund suitable estate road access for potentially 358 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming an impact assessment of the development on the Inglis Road / A495 T junction is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15



<i>Ecology Comments Significant Constraints:</i>	<p>If priority habitats are present, this area should not be developed.</p> <p>Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA.</p> <p>Natural England must be consulted as IRZ layer says: Residential development of 100 units or more.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>Requires botanical survey, Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>The hedgerows and adjacent railway line (Env. Network corridor) should be retained and buffered.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>If priority habitat, this area should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	<p>Site within area of former Park Hall Barracks (HER PRN 33283) and may have military archaeological potential. (Also possibility of contamination + unexploded ordnance).</p>
<i>Heritage Comments Management of Constraints:</i>	<p>Heritage Assessment required with application (archaeological desk based assessment + evaluation).</p>
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	<p>Agricultural land with occasional boundary trees and hedgerows.</p>
<i>Tree Comments Management of Constraints:</i>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<i>Tree Comments Opportunities:</i>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	<p>Potential con land from past land use. Railway noise to east.</p>



<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site outside the development boundary between established former military housing on Artillery Rd and the railway line.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	There are more appropriate sites to the north of Park Hall which would be more suitable as a comprehensive development, which would provide stronger links to the RJAH and Derwen College.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH011</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If the site is able to use the new access road constructed for 16/01018/REM
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the scale of development is of a similar scale to 16/01018/REM.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will fund missing section of footpath on east side of North Drive north of the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Habitats to the north may be priority habitat. This will need to be appropriately buffered. Tree and hedgerow on the site. Requires Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	One significant tree on site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial activities to the west creating noise, dust, odours.

<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise etc. by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	A small site adjacent to the development boundary and established former military housing and new housing development. SA is poor due to limited current access to services and potential loss of agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH002, PKH013, PKH029, PKH031, and PKH032
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH012</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If the site is able to use the new access road constructed for 16/01018/REM
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the scale of development is of a similar scale to 16/01018/REM.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will fund missing section of footpath on east side of North Drive north of the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA. Developable area reduced by tree line.
<i>Ecology Comments Other Constraints:</i>	A tree line runs along the southern boundary. Habitats to the east and south may be priority habitat. These will need to be appropriately buffered. This will reduce the developable area. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Significant trees on or adjacent to the boundary of the site.
<i>Tree Comments Other Constraints:</i>	No
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial activities to the north creating noise, dust, odours.

<i>Public Protection Comments Management of Constraints:</i>	Possible for residential to the western part of the site further away from commercial activities. Significant mitigation may be required to mitigate against current commercial activity noise particularly given there may be no time constraints on activities taking place at the commercial site.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	A small site adjacent to the development boundary between established former military housing and new housing development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Not allocated for development
<b>Reasoning</b>	Need to retain open space network and buffer existing development from planned growth to the north and east
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH013</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	3%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If access is provided through adjacent sites - PKH029 into PKH032 and onto Twmpath Lane. The approved layout for 16/01018/REM (to the south of this site) does not appear to make provision for PKH013 to access North Drive via this approved site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development uses the same access as PKH032.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15



<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA. May trigger Natural England's SSSI IRZ. Reduction in developable area due to presence of GCNs.
<i>Ecology Comments Other Constraints:</i>	Env. Network corridor runs along the eastern boundary. Habitats to the west may be priority habitat. These will need to be appropriately buffered. GCNs have been recorded in the pond to the south-west of the site - a min. 50m buffer will be required around the pond, reducing the developable area. Requires Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible filled land within 250 - con land assessment. Rail noise to east, commercial activities to the south.

<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Potential to mitigate noise etc. by separation distances to the rail and commercial activities (the site is big enough to accommodate this), orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site east of North Drive adjacent to the railway line outside and separated from the development boundary to the north of established former military housing and new housing development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH002, PKH011, PKH029, PKH031, and PKH032
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH016</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A495, Burma Road and Drenewydd
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the site will be planned with multiple access points, all of which will need to be appropriate to the scale of use. The scale of development may justify a new A495 access and/or the operation of the Burma Road and Drenewydd junctions with the A495 will need to be assessed and any improvements funded by the development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming an impact assessment of the development on the A5 Whittington Road roundabout is undertaken and the development can fund any necessary mitigation.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA. Natural England must be consulted as IRZ layer says: Any residential developments with a total net gain in residential units. Natural England must be consulted as IRZ layer says: Residential development of 100 units or more. Developable area may be reduced by presence of priority habitats.
<i>Ecology Comments Other Constraints:</i>	Site contains possible priority habitat and lies adjacent to Env. Network corridor. If priority habitats are present, these should be retained and buffered. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of the former historic parkland for Park Hall (HER PRN 07632) and previously formed part of Park Hall Barracks
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant trees and areas of woodland on or adjacent to site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past land use. Road to the south creating noise. Various commercial activities around the edge of the site creating noise, odour, dusts.

<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Potential to mitigate noise etc. by separation distances to the road and commercial activities (the site is big enough to accommodate this), orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	A large site outside but adjacent to the development boundary near existing and allocated employment land adjacent to Burma Rd and Whittington Rd.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location is less favourable than other nearby sites for housing, although it could prove suitable for future employment development.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH018</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Inglis Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site will fund suitable estate road access for potentially 21 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes site will fund suitable pedestrian crossing facility on North Drive so pedestrians from this site can access the footway on the west side of North Drive.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Habitats to the south may be priority habitat and form Env. Network corridor. These will need to be appropriately buffered. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees. Area of woodland adjacent to south boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west.

<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	A small site off North Drive outside and separated from the development boundary to the west of established former military housing. Surface water risk?
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location is less favourable than other nearby sites for this purpose at this point, although it could prove suitable in future.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH029</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If access is provided through adjacent site PKH032.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development uses the same access as PKH032.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Env. Network corridor runs along the eastern boundary. Habitats to the west may be priority habitat. These will need to be appropriately buffered. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail noise to east. Agricultural holding to the north of the site.

<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the rail) of dwellings, orientation and room layout as well as glazing and boundary treatment. Consideration of impacts from agricultural holding and separation distance suggested.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site east of North Drive adjacent to the railway line outside and separated from the development boundary to the north of established former military housing and new housing development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH002, PKH011, PKH013, PKH031, and PKH032
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH030</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Twmpath Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will provide a suitable access onto Twmpath Lane for a limited development of 1 or 2 dwellings
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	Developable area reduced by presence of trees.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m), badgers, reptiles and nesting birds. A PROW runs along the southern boundary. As much trees/shrubs/hedgerow as possible should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Historic editions of the OS map indicate N end of site includes site of a pair of ?early 19th century cottages, so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Significant trees / woodland across site
<i>Tree Comments Other Constraints:</i>	No
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north creating noise.

<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	An awkwardly shaped small site south-west of the RJAH hospital outside and unrelated to the development boundary.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	The site is in a location unrelated to the planned mixed use scheme, and allocation would be incongruous in this context.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH031</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	North Drive
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site will fund suitable estate road access for potentially 46 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present, the site should not be developed. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Agricultural operation to northeast. Road noise to southwest.



<b>Public Protection Comments Management of Constraints:</b>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<b>Public Protection Comments Opportunities:</b>	Suggest stay away from agricultural building to north.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site east of North Drive outside and separated from the development boundary to the south of the RJAH hospital and related housing.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH002, PKH011, PKH013, PKH029, and PKH032
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH032</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Twmpath Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development can deliver a suitable estate road access as the visibility at the site frontage in both directions is restricted. It may be necessary to provide a roundabout access.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Site access would need to include pedestrian crossing facility to the footpath on the northern side of Twmpath Lane as there is no footway (or scope to provide) on the southern side of Twmpath Lane west of the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Env. Network corridor runs along the eastern boundary. This will need to be appropriately buffered. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the north and rail to the east. Agri holding to the southwest.

<b>Public Protection Comments Management of Constraints:</b>	Potential to mitigate noise by location separation distances between residential proposed and existing noise sources, orientation and room layout as well as glazing and boundary treatment.
<b>Public Protection Comments Opportunities:</b>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	A small site south of Twmpath Lane, adjacent to the railway line, to the north of former military housing and new housing development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Survey for unexploded ordnance. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	A range of community services and infrastructure as part of a large scale planned mixed-use development on adjacent land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	Allocate for housing
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Oswestry for an extended period, capitalising on the existing (ex military) land uses associated with the former Park Hall Camp. The proposed development would generate significant betterment in terms of access to enhanced access to facilities, services and infrastructure for local residents and RJAH employees in the Park Hall area.
<b>If proposed for Allocation, Potential Capacity:</b>	240 with PKH002, PKH011, PKH013, PKH029, and PKH031
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PKH033</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	26%
<i>Percentage of site in Flood Zone 2:</i>	28%
<i>Percentage of site in Flood Zone 1:</i>	72%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B5069
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development can deliver a suitable estate road access.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Site access would need to include pedestrian crossing facility to the footpath on the west side of B5069.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	16

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	A watercourse runs along the northern boundary and this forms an Env. Network corridor. Requires EclA and surveys for bats, GCNs (ponds within 500m),otters, white-clawed crayfish, water voles, badgers, reptiles and nesting birds. The hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and mature boundary trees.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	A fairly large, flat greenfield site situated north-west of the existing built form of Park Hall. The site lies adjacent to the B5069 with this road being its only access on its western boundary. Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	The site is in an isolated location, away from the existing built form of Park Hall. There are therefore other sites promoted more suitable for allocation in a more sustainable location. SA is poor
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

# Community Hub: Gobowen



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	12%
<i>Percentage of site in Flood Zone 2:</i>	12%
<i>Percentage of site in Flood Zone 1:</i>	88%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	It is understood the site has access to the highway in the vicinity of the River Perry bridge on the St Martins Road.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. But the access to this proposed employment site may be difficult and costly to achieve due to the presence of the River Perry along the highway frontage and the proximity of the bridge.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. HRA may be required for any employment use that generates airborne pollution or road traffic including HGVs. Detailed emissions modelling would be required due to proximity of designated wildlife sites. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Site is entirely Env. Network corridor. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m - there is a GCN breeding pond ~55m to north), badgers, reptiles and nesting birds. The western boundary is TPO'd.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site includes part of the Scheduled Monument of Wat's Dyke, 420m long section, 190m west of the junction between Preeshenlle Lane and St Martin's Road (NHLE ref. 1020617). Would also have a negative impact on the settings of both this Scheduled Monument and Bryn-y-Castell and a section of Wat's Dyke adjacent to Preeshenlle United Reformed Church (NHLE ref. 1019835)
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes earthwork remains of coal workings (HER PRN 06551), so hold archaeological interest
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (direct impact on SM, impact on settings of SMs; archaeological DBA + evaluation). NB DBA produced in c.2015
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with scattered boundary trees and hedgerows
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A coal shaft is noted on historic maps of the site. Contaminated land may therefore require attention. Residential to the east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land mitigation likely however standoff distances to the shaft may be necessary depending on the shaft characteristics.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Greenfield site to the N of Gobowen, which passes through Wat's Dyke to the east. There is no clear access to the site - it would be reliant on adjacent sites to the west being built out first. Proximity to a Grade II listed building to the NE. SE corner is in flood zones 2 and 3.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site has poor access and flooding issues. The site also passes through a Scheduled Monument (Wat's Dyke)
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR004</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B5009 or the unnamed road along the eastern frontage
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assuming the development is able to fund an appropriate new junction onto the unnamed road frontage with pedestrian crossing facilities and frontage footways. It would not be desirable to introduce and new junction onto the B5009. Potentially 48 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. While the development should be able to fund a new junction onto either highway frontage it will lie outside the existing speed limit and extending this would not be desirable as the sites is detached from the build up area.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Western boundary forms an Env. Network corridor. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m - there is a GCN breeding pond ~275m to NE), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of non-designated historic parkland of Henlle Hall Park (HER PRN 07629).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated parkland).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant trees along the south and west boundary and boundary hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to the west.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Greenfield site to N of built form of Gobowen and outside but adjacent to development boundary. Development of the site may adversely impact the River Dee SAC. Western boundary forms an Env. Network corridor Possible impact on setting of non-designated historic parkland of Henlle Hall Park Heritage Assessment required with application

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor accessibility to local services, potential road noise nuisance and by potential impacts on a designated environmental asset. Poor SA score
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR009</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	On the understanding that the promoter will accommodate access to Whittington Road via an existing application 18/00018/OUT off Southlands Avenue.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assuming a suitable estate road connection to 18/00018/OUT is provided. Potentially 71 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Western boundary forms an Env. Network corridor. Botanical survey may be required. EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds required. Hedgerows, railway line and trees/scrub in NW corner will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological but medium size of site suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant group of trees on the north west boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from rail to the west.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the rail) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is located adjacent to but outside but adjoining development boundary on S edge of Gobowen. Development of the site may adversely impact the River Dee SAC. Heritage Assessment required with application



<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Allocate for housing</b>
<b>Reasoning</b>	To provide suitable accommodation to support the continued operation of Derwen College on adjacent land.
<b>If proposed for Allocation, Potential Capacity:</b>	25
<b>If proposed for Allocation Design Requirements:</b>	Co-ordinated design and access with the development of adjacent land. Low density scheme to address specialist accommodation needs of Derwen College.

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR023</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	10%
<i>Percentage of site in Flood Zone 2:</i>	13%
<i>Percentage of site in Flood Zone 1:</i>	87%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via Fernhill Lane to St Martins Road north of the site and via Fernhill Lane to the Whittington Road south of the site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assuming the development delivers a new through route alignment of Fernhill Lane connecting St Martins Road with the Whittington Road. Potentially 531 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming the development funds any necessary improvements to the junctions at each end of Fernhill Lane on the St Martins Road and the Whittington Road.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. May meet Natural England's IRZ trigger if <100 houses. Part of the site is within Env. Network corridor. Env. Network corridors. Botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows and ditches/drains will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant groups of boundary trees and boundary hedgerows with occasional field trees.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Agricultural buildings to the east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Suggest significant separation from agricultural to ensure no impact on the existing operations in the agricultural holding.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary to the east of Gobowen. Development of the site may adversely impact the River Dee SAC. Site is seriously affected by flooding -SFRA Level 2 confirms that no access can go through eastern element of the site due to flood-related concerns. Heritage Assessment required with application.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>an appropriate shared safe highway access with adjacent development which addresses local flood risk issues.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Issues regarding access to the site (dependent on adjacent development). SFRA Level 2 confirms no access can pass through the eastern side through the flood-affected area, resulting in the site being inaccessible. Poor SA score
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR023VAR</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via Fernhill Lane to St Martins Road north of the site and via Fernhill Lane to the Whittington Road south of the site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assuming the development delivers a new through route alignment of Fernhill Lane connecting St Martins Road with the Whittington Road. Potentially 531 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming the development funds any necessary improvements to the junctions at each end of Fernhill Lane on the St Martins Road and the Whittington Road.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. May meet Natural England's IRZ trigger if <100 houses. Part of the site is within Env. Network corridor. Env. Network corridors. Botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows and ditches/drains will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant groups of boundary trees and boundary hedgerows with occasional field trees.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	No observable constraints.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is located SE of the settlement, outside of the development boundary but adjacent to an existing extant consent, off Whittington Road. Access is dependent of the layout of this consent, however it is unclear whether the access is possible due to the housing positions in this development. Access not available to the SE corner due to flooding constraints. Heritage Assessment required with application. Fair SA score.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Access to the site is uncertain as it is dependent on the adjacent development, which does not appear to allow for appropriate access at the area indicated in the site promotion. There are other more suitable sites in the settlement
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR024a</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.



<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Site is entirely Env. Network corridor. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m - there is a GCN breeding pond ~200m to NE), badgers, reptiles and nesting birds. The entire site is TPO'd.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site access likely to require crossing the Scheduled Monument of Wat's Dyke, 420m long section, 190m west of the junction between Preeshenlle Lane and St Martin's Road (NHLE ref. 1020617). Also likely to have a negative impact on the settings of both this Scheduled Monument and Bryn-y-Castell and a section of Wat's Dyke adjacent to Preeshenlle United Reformed Church (NHLE ref. 1019835)
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (direct impact on SM, impact on settings of SMs).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	The entire site is subject to TPO protection. Agricultural land with significant boundary trees and boundary hedgerows. The site also contains scattered trees.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	The site is in close proximity to a road junction which may create noise. As a result noise should be considered by any future residential scheme (layout, orientation, glazing spec, boundary treatment where necessary). May be the need for odour, dust and noise to be considered and appropriate mitigation where necessary.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a visually prominent locations. Functionally it forms part of the parkland to the north and is separated from the settlement by the River Perry. Development of the site may adversely impact both designated and non-designated heritage and ecological assets. Site has a Medium-High Landscape consideration.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Not well related to village – breaches natural northern boundary established by River Perry and potential adverse impact on historic environment (Wat's Dyke)
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR024b</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	4%
<i>Percentage of the site within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The site is land locked
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N/A
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Potentially 37 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N/A
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Site is entirely Env. Network corridor. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m - there is a GCN breeding pond ~200m to NE), badgers, reptiles and nesting birds. The western boundary is TPO'd.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site access likely to require crossing the Scheduled Monument of Wat's Dyke, 420m long section, 190m west of the junction between Preeshenlle Lane and St Martin's Road (NHLE ref. 1020617). Also likely to have a negative impact on the settings of both this Scheduled Monument and Bryn-y-Castell and a section of Wat's Dyke adjacent to Preeshenlle United Reformed Church (NHLE ref. 1019835)
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (direct impact on SM, impact on settings of SMs).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and boundary hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No sig constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a visually prominent locations. Functionally it forms part of the parkland to the north and is separated from the settlement by the River Perry. Development of the site may adversely impact both designated and non-designated heritage assets. Site has a Medium-High Landscape consideration.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Not well related to village – breaches natural northern boundary established by River Perry and potential adverse impact on historic environment (Wat's Dyke). Poor SA score
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR025</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	10%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via unclassified lane to Rhewl Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. It is very unlikely that land would be available to deliver the necessary improvements along the unclassified lane between the site and Rhewl Lane
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. It is very unlikely that land would be available to deliver the necessary improvements along the unclassified lane between the site and Rhewl Lane
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but site is of medium size, so may have some archaeological potential
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Hedgerows and hedgerow trees.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments</i> <i>Opportunities:</i>	Opportunities for tree planting across the site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Minor road in vicinity so road noise assessment to meet internal noise standards with windows open.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	The site is NE of Gobowen, with access off an unnamed road running along its southern boundary. Site lies in proximity to a Wildlife Site to the east and is somewhat separate from the existing build form of Gobowen. Site is not adjacent to existing Development Boundary.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas - considerable Highways concerns.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is far from village centre and has poor access.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>GWR026</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B5009 or the Henlle Lane along the eastern frontage
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. But access onto Henlle Lane or B5009 might be problematic given topography and extent of lane and proximity to junction. May be levels issues also.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. While the development should be able to fund a new junction onto either highway frontage it might not be big enough to fund the footway links as well. It also lies outside the existing speed limit and extending this would not be desirable as the sites is detached from the build up area.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Likely negative effect on character and appearance of non designated heritage asset of Henlle Hall Park (HER PRN 07629).
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact ion character and appearance of Henlle Hall Park)
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Hedgerow and group of tree on the west boundary may impact on access to the site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments</i> <i>Opportunities:</i>	Opportunities for tree planting across the site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Contaminated land to East of site. Road noise requires assessment to meet internal noise standards with windows open.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	Site is to the N of Gobowen, near the development boundary albeit not quite adjacent to it. Site was greenfield however there is a consent which has been commenced on this site in December 2018.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site already has consent and commenced works in December 2018. Therefore unsuitable for allocation.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

# Community Hub: Kinnerley

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KNN008</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	31%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via Heathwaen Lane to Mountside
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If with appropriate improvements it can be demonstrated that Heathwaen Lane is suitable to carry the additional traffic associated with this development of potentially 36 homes. Passing places might be an appropriate solution.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. if the junction of Heathwaen Lane and Mountside can be improved to accommodate 2 way traffic at the end of Heathwaen Lane. There appears to be adequate visibility.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	The northern and eastern boundaries form Env. Network corridors. These should be appropriately buffered. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Kinnerley Conservation Area. Site detached from existing built edge of settlement.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Smallholding possibly to the immediate west causing odours, noise, dusts.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigate noise, some odours and some dusts by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	The site is separated from the development boundary and detached from main part of village. Very high risk of groundwater flooding - around a third of the site is within 20m of a detailed river network. Potential adverse impact on the setting of the Conservation Area The northern and eastern boundaries form Env. Network corridors. These should be appropriately buffered.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access. Flood risk management Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is detached from main part of village, environmental and heritage impacts. No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KNN016</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Unnamed road east of Kinnerley School.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable junction can be delivered within the site frontage along with a review and extension of the existing 30mph speed limit for potentially 26 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Provided it can be demonstrated that walking within the unnamed road is safe as there is no footway along the unnamed road linking to the village and insufficient highway land to create it.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None



<i>Ecology Comments</i> <i>Other Constraints:</i>	There are badger records on the site - if setts are present, this will reduce the developable area available or a licence will be required to close the sett/s. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW crosses the site. Trees and hedgerows should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Kinnerley Conservation Area. Site close to historic core of settlement so may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of CA and LBs; archaeological DBA and ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows, particularly along west boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible noise in the south of the site from commercial to the south.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary. Vehicular and pedestrian access are currently poor but could be improved through co-ordination with the development of the adjacent site commitment A PROW crosses the site.

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KNN017</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Mountside
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable junction can be delivered within the site frontage for potentially 150 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	The western part of the site is adjacent to an Env. Network corridor due to the presence of a watercourse (with otter records). This should be appropriately buffered. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters and nesting birds. The hedgerows and trees should be retained and buffered. PROWs cross the western part of the site.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site immediately adjacent to the boundary, and within the setting, of the Kinnerley Conservation Area. Possible impact on setting of Grade II* listed St Mary's Church (NHLE ref. 1054675). No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of CA and LBs; archaeological DBA and field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows and occasional field tree.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No sig constraints.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	This fairly large site is situated to the NE of Kinnerley, outside of the development boundary. The site is detached from the main part of the village. The Kinnerley Conservation Area is within the setting of the site. The western part of the site is adjacent to an Env. Network corridor PROWs cross the western part of the site. Heritage Assessment required with application Poor SA

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is detached from main part of village. No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KNN019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Main road (unnamed) though the village
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable junction can be delivered within the site frontage for potentially 19 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	There are badger records on the site - if setts are present, this will reduce the developable area available or a licence will be required to close the sett/s. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW crosses the site. Trees and hedgerows should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Kinnerley Conservation Area. Site close to historic core of settlement so may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of CA and LBs; archaeological DBA and ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to the east of site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site is located west of the centre of Kinnerley, where around 25% of the site sits within the development boundary. Vehicular and pedestrian access are currently poor but could be improved through co-ordination with the development of the adjacent site commitment Heritage Assessment required with application

<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



# Community Hub: Knockin

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KCK001</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4396
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given very small scale development
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Given very small scale development
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	Ecia, GCN survey of ponds within 250m, bat survey of buildings and trees, badger survey and nesting bird survey required. Hedgerows will need to be buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site located wholly within Knockin Conservation Area and includes The Old Post Office (HER PRN 15155), which is regarded to be a non-designated heritage asset. Demolition of existing buildings and/ or significant infilling likely to have detrimental impact on the character and appearance of the CA.
<i>Heritage Comments Other Constraints:</i>	Site located within the historic core of the village and may therefore have archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; Level 2 historic assessment of The Old Post Office is demolition proposed; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Residential land with significant trees and hedgerows, in conservation area.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant issues noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	-5
<b>Strategic Considerations:</b>	Within Development Boundary and existing built form of village, but development behind the street frontage in this location could impact adversely on the Conservation area and setting of the historic core of the village. Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Suitable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	Y
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Potential windfall site</b>
<b>Reasoning</b>	Existing break in frontage to large plot with redevelopment potential within DB.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KCK002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	31%
<i>Percentage of site in Flood Zone 2:</i>	36%
<i>Percentage of site in Flood Zone 1:</i>	64%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	12%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	20%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	44%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4396
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate access junction and a review and appropriate extension of the existing 30mph / 40mph speed limit with any necessary traffic calming.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	Eastern and northern boundaries are Env. Network corridors. EclA, botanical survey, GCN survey of ponds within 500m, bat survey of trees, badger survey and nesting bird survey required. Hedgerows and drains/ditches will need to be buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitats/nature trees/hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site likely to have a negative impact on the setting of the Scheduled Monument of Knockin Castle (NHLE ref. 1019304). Site also located wholly within an undeveloped part of the Knockin Conservation Area.
<i>Heritage Comments Other Constraints:</i>	Proximity to castle suggest the site may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and character and appearance of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows. Conservation Area
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	-11
<b>Strategic Considerations:</b>	The site adjoins The Rectory, which currently provides the eastern built limit to the settlement and is separated from the development boundary, in a location which is relatively remote from villages services and therefore not as well related to village as preferred site. The site is separated from the current development boundary by Knockin Castle SAM and The Rectory. Potential heritage impact on SAM. Western third of the site falls is subject to significant flood risk. SA score is poor. Site has Medium-High Landscape Considerations Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	flood risk management, acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is relatively remote from village boundary and services and is compromised by flooding and heritage impacts
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KCK003</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Kinnerley Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate access junction, review and extension of the existing 30mph speed limit with any necessary traffic calming and a new footway along the site frontage on east side of Kinnerley Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a review of pedestrian safety along Kinnerley Lane south of the B4396 which appears to be too narrow to introduce a footway completing a pedestrian link to village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	EclA, botanical survey, GCN survey of ponds within 500m, bat survey of trees, badger survey and nesting bird survey required. Hedgerows will need to be buffered.



<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	N end of site adjacent to the boundary and within the setting of the Knocking Conservation Area. Site also located immediately N of a probable prehistoric cropmark enclosure (HER PRN 02283) and medium size otherwise suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill off site within 250m.
<i>Public Protection Comments Management of Constraints:</i>	Con land assessment may be necessary -remediation likely.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	-3
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a location which is relatively remote from villages services at the margins of the current built form of the village. Development in this location would represent a significant extension to the south-west and would have a significant visual impact on the approach to the village from Kinnerley. Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by visual prominence. Better sites available.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>KCK009</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	3%
<i>Percentage of site in Flood Zone 2:</i>	4%
<i>Percentage of site in Flood Zone 1:</i>	96%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via new development - 15/03779/OUT Land North Of Lower House Farm - to the B4396 or Church Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will be an extension of 15/03779/OUT as the frontage onto Church Lane appears to be too narrow to accommodate a new estate road access. Potentially 27 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Again assuming access is via 15/03779/OUT as Church Lane may no have sufficient width to deliver improvements to safely accommodate the vehicular and pedestrian traffic associated with this development.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	Eastern boundary is an Env. Network corridor. EclA, GCN survey of ponds within 500m and badger survey required. Hedgerows and drain/ditch will need to be buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	S edge of site adjacent to the boundary, and within the setting, of the Knockin Conservation Area. Site located N of defensive ditch, which has been interpreted as being associated with Knockin Castle, and which may extend across the proposed site. As such it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA, archaeological DBA + field evaluation). NB part of site included in a 2011 DBA
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant issues noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	-7
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a fairly central and accessible location adjoining an existing unimplemented site allocation. Heritage Assessment required with application (which is partly due to the sites proximity to the Scheduled Monument)
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access, potentially through adjacent land Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	<b>Allocate for housing</b>
<b>Reasoning</b>	An accessible location close to village services and amenities which may be developed in a coordinated way with the existing unimplemented allocation. Constraints can be mitigated as above, and would act as a natural extension to the settlement as well as the current development it gains its access from.
<b>If proposed for Allocation, Potential Capacity:</b>	25
<b>If proposed for Allocation Design Requirements:</b>	The scheme design should complement the site setting and reflect outcome of flood risk, ecological and heritage assessments.

# Community Hub: Llanymynech

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LYH007</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium, Medium-High and Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium, Medium-High and Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes site will gain highway access through adjacent new development 14/05001/OUT to Barley Meadows
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes appropriate estate road and footways link to existing provision on Barley Meadows.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational and water quality impacts on the Montgomery Canal SAC. Suggest don't allocate this site.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The boundaries form Env. Network corridors. Otter records in adjacent watercourse. The boundaries form Env. Network corridors. A PROW runs along the western boundaries. Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), otters, water voles, badgers, reptiles and nesting birds. The hedgerows and watercourse will need to be buffered (reducing the no. of houses possible).
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Lime kilns, associated tramways, structures and other buildings at Llanymynech (NHLE ref. 1021412). Site adjacent to boundary, and within setting, of Llanymynech Village and Heritage Area.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM and CA, archaeological DBA + field evaluation). NB part of site included in a 2011 DBA
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant trees on the north and south east boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No significant constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	-5
<b>Strategic Considerations:</b>	This is a large rectangular field in agricultural use lying between the canal and the coal yard. Around half of the site's boundaries (to the south) are adjacent to the existing development boundary. Landscape considerations and Visual Impact Considerations are considered at a Medium-High level. It is assumed that an appropriate estate road and footways link to existing provision on Barley Meadows. HRA will be required for recreational and water quality impacts Heritage Assessment required with application



<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Allocate</b>
<b>Reasoning</b>	Site is suitable for development, provided that access can be gained from the existing allocation at Barley Meadows and appropriate mitigations can be made in relation to consultee comments (namely Ecology). This site is clearly the most appropriate site for allocation in the village as all others have significant factors (such as access and location). The site's position is in proximity to services which the village has to offer, and acts as a natural extension to the development at Barley Meadows.
<b>If proposed for Allocation, Potential Capacity:</b>	50
<b>If proposed for Allocation Design Requirements:</b>	Access through Barley Meadows. Development must help to enhance direct footpath access to recreation space, the village hall and the village centre. Subject to further assessment for HRA for recreational and water quality impacts on the Montgomery Canal SAC. A suitable buffer is required to hedgerows and watercourses on and adjacent to the site.

# Community Hub: Pant

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Penygarreg Lane/The Nurseries
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming development is restricted to 1 or 2 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Garden land with significant trees on and adjacent to the site. Very limited opportunity for development.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible con land contamination.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Brownfield site within development boundary at N end of Pant. Site comprised large detached bungalow and double garage along with large associated gardens to rear.</p> <p>Garden land with significant trees on and adjacent to the site. Very limited opportunity for development. Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Potential Windfall site</b></p>
<b>Reasoning</b>	<p>Site lies within the development boundary and so would not be considered as an allocation (and there are more appropriate sites for allocation available). As such it is appropriate to recommend this as a windfall site as there are few constraints from consultees</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC007</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Tregarthen Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes this development with PYC022 and PYC014 would deliver widening and a footway along Tregarthen Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Development traffic to be encouraged to use Griggs Lane to access A483
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May trigger Natural England's SSSI IRZ. If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Env. Network will reduce the developable area available.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site lies within Env. Network core area due to the quality of the grassland - probably priority habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Habitat could potentially be restored as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Tithe Map indicates that squatter type cottage previous existed in the S corner of the site, indicating this area has some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible con land due to general quarrying in the area historically.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Contaminated land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Greenfield site outside but partially adjoining development boundary on W edge of settlement (most of the site's area encroaches onto countryside).</p> <p>Site has Medium-High Land scape considerations and Visual Impact considerations</p> <p>Development traffic to be encouraged to use Briggs Lane to access A483, as all other routes are significantly narrower from the site to the main road.</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Site lies within Env. Network core area due to the quality of the grassland</p> <p>Heritage Assessment required</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is located in an area where only very narrow road reach, therefore there would be difficulties for HGVs etc. in accessing the site. There are also other more appropriate sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC014</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Tregarthen Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes this development with PYC007 and PYC022 would deliver widening and a footway along Tregarthen Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Development traffic to be encouraged to use Griggs Lane to access A483
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May trigger Natural England's SSSI IRZ.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	There are very significant trees across the site and development opportunity would be limited.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Currently residential on site and no objection to more. Some minor noise issues from road possible. Possible con land due to general quarrying in the area historically.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Glazing spec for noise. Con land mitigation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Mixed use site outside but adjoining development boundary on W edge of settlement.  Site has Medium-High Landscape considerations and Visual Impact considerations  Development traffic to be encouraged to use Briggs Lane to access A483, as all other routes are significantly narrower from the site to the main road.  May trigger Natural England's SSSI IRZ</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is located in an area where only very narrow roads reach, therefore there would be difficulties for HGVs etc. in accessing the site. There are also other more appropriate sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Hillside
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will fund a review and potential extension of the existing 30mph speed limit up to Hillside from the A483. Footway on south side of Hillside in place.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Adjacent to Llanymynech and Llyncllys Hills SSSI - will trigger Natural England's SSSI IRZ. If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Env. Network and adjacent designated site will reduce the developable area available.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Adjacent to a SSSI and LWS. This will need to be protected and adequately buffered. The contains Env. Network core and corridor areas. Site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles (there are records nearby) and nesting birds. A PROW crosses the site.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Habitat could potentially be restored as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site immediately adjacent to the boundary, and likely to have a negative impact upon the setting of, the Scheduled Monument of Blodwell Rock Camp and portions of Llanymynech Hill Camp (NHLE ref. 1004781).
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site located partially within Llanymynech Village and Heritage Area Conservation Area. Proximity to hillfort suggests it may have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM and character and appearance of CA; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows and scattered trees across the site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible con land due to general quarrying in the area historically.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Contaminated land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>An irregularly shaped site located to the west of Pant, consisting of agricultural fields and wooded areas, with only the site's eastern edge adjacent to the development boundary.</p> <p>Site has Medium-High Landscape considerations and Visual Impact considerations</p> <p>Adjacent to Llanymynech and Llynclys Hills SSSI - will trigger Natural England's SSSI IRZ. Adjacent to a SSSI and LWS: this will need to be protected and adequately buffered.</p> <p>Site likely to have a negative impact upon the setting of Blodwell Rock Camp and portions of Llanymynech Hill Camp</p> <p>Heritage Assessment required with application</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat</p> <p>See accompanying document</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is located in an area where only very narrow roads reach, therefore there would be difficulties for HGVs etc. in accessing the site. There are also other more appropriate sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC020</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Underhill Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming a review of the speed limit on Underhill Lane and extension if required. Potentially 24 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Underhill Lane can not be improved from the site frontage to the A483 and it does not have any footways. The development would be acceptable subject to a safety review of the Lane demonstrating that it would be appropriate for pedestrians to share the road space given the low levels of traffic using this no through road.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	

<i>Ecology Comments</i> <i>Other Constraints:</i>	A PROW crosses the site. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impacts on settings of Scheduled Monument of Site adjacent to Lime kilns, associated tramways, structures and other buildings at Llanymynech (NHLE ref. 1021412) and Grade II listed building of Underhill Farmhouse (NHLE ref. 1054632). EA Lidar data suggests there may be upstanding archaeological earthworks on the proposed development site.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM and LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible con land due to general quarrying in the area historically. Commercial existing to the north.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Contaminated land remediation likely to be available. Mitigate noise by location (separation distances to commercial) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair



<b>Strategic Considerations:</b>	<p>The site consists of a dwellings, its curtilage and an agricultural field to the south. The majority of the site's eastern boundary is adjacent to the existing development boundary.</p> <p>Site has Medium-High Landscape considerations and Visual Impact considerations</p> <p>Underhill Lane cannot be improved from the site frontage to the A483 and it does not have any footways. The development would be acceptable subject to a safety review of the Lane demonstrating that it would be appropriate for pedestrians to share the road space given the low levels of traffic using this no through road.</p> <p>A PROW crosses the site</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is located in an area where only very narrow roads reach, therefore there would be difficulties for HGVs etc. in accessing the site. There are also other more appropriate sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC021</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	20%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A483 for the western part of the site and Penygarreg Lane for the eastern part of the site
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	For the western section of the site - Assumes development will fund suitable single new A483 access and will fund review and extension / changes to the 40mph / 30mph speed limit and village gateways plus any necessary traffic calming e.g. roundabout. Also fund footway on eastern side of A483 along site frontage and suitable pedestrian crossing facility. For the eastern section of the site - assumes scale of development will be limited to a few homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. For section of site accessing the A483 directly. Y. To eastern section of site provide scale of development is limited due to narrow width of Penyggaregg Lane and nearby sharp bend.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	

<i>Ecology Comments</i> <i>Other Constraints:</i>	A LWS and EN core area (with a pond) lies adjacent to the eastern section of the site This feature needs to be adequately buffered and protected from damage. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Two metal detectorist finds of Roman and medieval date from separate areas of site. No other known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees / woodland area and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	western of the two separate plots would have road noise impact. Quarrying in the general; area may present con land concerns.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Con land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>The site lies to the North of Pant with its western boundary adjacent to the A483. 20% of the site lies within the 1,000 year surface flood risk zone.</p> <p>It is assumed that development would fund a new access from the west boundary.</p> <p>A LWS and EN core area lie adjacent to the eastern section of the site.</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>A new access would be required off the A483, possibly a roundabout, as well as a footway to the east side</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p><b>Allocate</b></p>
<b>Reasoning</b>	<p>Site is located within proximity of the service the village has to offer. Only issue is around access, which can be resolved through appropriate infrastructure.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>25</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Subject to appropriate access and measures to provide a parking solution for the village shop opposite.</p> <p>Development should contribute to mitigation of the impact of parking associated with the nearby shop.</p>

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>PYC022</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Tregarthen Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes this development with PYC007 and PYC014 would deliver widening and a footway along Tregarthen Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Development traffic to be encouraged to use Griggs Lane to access A483
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May trigger Natural England's SSSI IRZ.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The site lies adjacent to a Local Wildlife Site and Env Network corridor. These will need to be protected and adequately buffered. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	There are very significant trees across the site and an area of important woodland on the south boundary, development opportunity would be limited.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Quarrying in the general area may present con land concerns.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>An irregularly shaped site consisting of two adjacent agricultural fields and a hedgerow containing mature trees located between them. The site is some 100m from the development boundary to the north-west of the village.</p> <p>Site has Medium-High Landscape considerations and Visual Impact considerations</p> <p>Development traffic to be encouraged to use Griggs Lane to access A483, as the majority of the access roads are narrow and would not accommodate more than one vehicle.</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is located in an area where only very narrow roads reach, therefore there would be difficulties for HGVs etc. in accessing the site. There are also other more appropriate sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

# Community Hub: Ruyton XI Towns



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY001</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	12%
<i>Percentage of site in Flood Zone 2:</i>	20%
<i>Percentage of site in Flood Zone 1:</i>	80%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	16%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4397
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site is able to deliver access visibility improvements and a review and extension of existing 30 mph speed limit and any necessary traffic calming.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. A continuous footway into the village can not be delivered by this development (specifically over the Platt Bridge) and at over 1km from the centre sustainable travel from the site will be limited but development would be acceptable if it was limited to 1 or 2 dwellings.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The site forms an Env. Network corridor. The eastern section of the site is priority habitat and should therefore not be included in the developable area. The River Perry (priority habitat) runs adjacent to the western boundary and will need to be adequately buffered. These factors will greatly reduce the number of houses possible. Requires EclA, botanical survey and surveys for otters, water voles, bats, badgers and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	There are priority habitats on the site and adjacent. Development not recommended.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impact on settings of Grade II listed Platt Mill Bridge (NHLE refs. 1177557 & 1055966) and Platt Bridge Cottage (NHLE ref. 1180190).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with adjacent trees and / or woodland.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to north.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>The site lies outside and away from the development boundary to the eastern periphery of the village. Site lies within flood zones 2 and 3 due to its position in relation to the River Perry. Residential development on the site is considered to be of a medium-high visual impact. The eastern section of the site is priority habitat and should not be included in the developable area and The River Perry will need to be adequately buffered.</p> <p>There is also a potential impact on the Grade II listed Platt Mill Bridge and Platt Bridge Cottage. The issues with road noise could be mitigated using layout consideration and stand off distance. Possible HRA required due to road emissions from increased traffic.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Offsite works, such as pedestrian footways, are considered achievable but only if the development were for 1-2 dwellings.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>A continuous footway into the village can not be delivered by this development (specifically over the Platt Bridge) and at over 1km from the centre sustainable travel from the site will be limited but development would be acceptable if it was limited to 1 or 2 dwellings.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>The site is recommended for only 1-2 dwellings from an ecology perspective, and is partially within flood zones 2 and 3. There are also other sites which are more suitable for development which are in closer proximity to the services within the villages.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	19%
<i>Percentage of site in Flood Zone 2:</i>	34%
<i>Percentage of site in Flood Zone 1:</i>	66%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	44%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Unnamed road to Stanwardine off B4397
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable access can be delivered onto the unnamed road and subject to a review of existing speeds.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. The unnamed road is very narrow on approach to junction with B4397. Insufficient width to create a footway and similarly over the Platt Bridge. Also at over 1km from the village centre sustainable travel from the site will be limited but development would be acceptable if it was limited to 1 or 2 dwellings.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Priority habitat adjacent. Development not recommended. Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The River Perry (priority habitat) runs adjacent to the western boundary and there are a number of trees/shrubs within the site. The site forms an Env. Network corridor. The river will need to be adequately buffered and as much of the vegetation retained as possible. This will greatly reduce the number of houses possible.  Requires EclA and surveys for otters, water voles, bats, badgers and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on settings of Grade II listed Platt Mill Bridge (NHLE refs. 1177557 & 1055966) and Ye Old Toll House (NHLE ref. 1055966).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with scattered field and significant boundary trees and hedgerows. Area of woodland on south boundary with river, limited opportunity for development.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential impacts from commercial activity to the north.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>The site lies outside but adjacent to development boundary to the east of Ruyton, with the River Perry running along its western boundary. A significant proportion of the site lies within flood zones 2 and 3, with 44% of the site within 20m of the River Perry.</p> <p>There is a priority habitat adjacent to the site, and the site forms an Environmental Network corridor.</p> <p>There are potential impacts on the settings of the Grade II listed Platt Mill Bridge and Ye Old Toll House</p> <p>A Heritage assessment would be required with application due to the impact on the settings of the listed buildings.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>There is insufficient width to create a footway and similarly over the Platt Bridge, and the site is over 1km from the village centre, meaning that sustainable travel from the site will be limited but development would be acceptable if it was limited to 1 or 2 dwellings.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Site could potentially be restored/enhanced as priority habitat</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>The site is recommended for only 1-2 dwellings from an highways perspective, and is within flood zones 2 and 3. There are also other sites which are more suitable for development which are in closer proximity to the services within the villages.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY005</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low and Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4397
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an access appropriate to its scale and a review and extension of the 30mph speed limit and any necessary traffic calming. Frontage footway in place.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments Other Constraints:</i>	EclA and botanical survey and surveys for bats (trees), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitats/mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Redundant agricultural land with scattered field trees/ scrub. Significant trees / woodland on and adjacent to the boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the south. Possible contamination from off site historic activity to west (sand pits maybe filled).
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair



<b>Strategic Considerations:</b>	<p>The site lies outside but adjacent to development boundary on the western periphery of village. Access to the site is available off the B4397, with a frontage footway already in place. It is assumed that any development would fund an access appropriate to the scale and extend the 30mph speed limit.</p> <p>A HRA may be required due to road emissions from increased traffic</p> <p>Some noise mitigation would be required, Con land remediation likely to be available.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Extension of the 30mph speed limit needed as well as any necessary traffic calming.</p> <p>Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Footpath already in place</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>There are other sites in the village which are more suitable for development</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY007</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	10%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Church Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If a suitable access can be delivered onto Church Street as the post office may limit visibility.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the development is of very limited scale.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA, GCN survey of ponds within 250m/500m, botanical survey, reptile survey and nesting birds survey required.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site located within medieval historic core of Ruyton (HER PRN 05209) and within a group of tenement plots of likely medieval date (HER PRN 05208). Site therefore considered to have archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation). NB archaeological field evaluation of the site completed in 2016.
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Redundant agricultural land with scattered field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to south creating noise.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Greenfield site within development boundary in village centre north of B4397, opposite the primary school. Site appears to have no current use other than informal recreation with residential development on all sides and Post Office/general Store on SW corner. Suitable from a highways perspective provided the development is of very limited scale. Possible HRA required due to road emissions from increased traffic. Existing trees/hedgerows/tree lines will need to be retained and/or enhanced. Site located within medieval historic core of Ruyton and within a group of tenement plots of likely medieval date. Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>A suitable access must be delivered onto Church Street as the post office may limit visibility. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Windfall</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation. As such this site is seen as being suitable as a windfall site.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	School Road / Track onto B4397.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an estate road access for potentially 67 homes onto School Road with pedestrian crossing facility. Potentially a new roundabout junction linking to Doctors Meadow. The Track onto the B4397 may be too narrow do deliver an estate road access.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes vehicular access to RUY028 and RUY026 will be accommodated in the site layout.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA, bat survey of buildings, GCN survey of ponds within 500m, badger survey, survey of refugia for reptiles and nesting birds survey required.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	Site located within medieval historic core of Ruyton, so redevelopment of the site for housing could aim to reinstate the historic grain of the settlement and enhance it's character through careful design.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Industrial site some boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to east creating noise. Significant commercial on site therefore likely contamination of land associated with this.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise. Contaminated land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Betterments to residential amenity of those living around the existing commercial land use on site.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Pentons Dairy - brownfield site within development boundary comprising large single/two storey buildings for processing, storage etc, offices, parking, access, maintenance etc.  Currently School Road / Track onto B4397. Very minor surface water flooding involved.  Possible HRA required due to road emissions from increased traffic  Any development would need to retain and enhance mature trees/hedgerows/tree lines, as well as protect, enhance and restore Env. Network.  Road to east creating noise. Significant commercial on site therefore likely contamination of land associated with this.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>It is assumed that development will fund an estate road access for potentially 67 homes onto School Road with pedestrian crossing facility - the Track onto the B4397 may be too narrow to deliver an estate road access.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>The is potential for a new roundabout junction linking to Doctors Meadow, as well as betterments to residential amenity of those living around the existing commercial land use on site.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p><b>Allocate</b></p>
<b>Reasoning</b>	<p>Site is suitable for development with little constraints. Site is considered deliverable with a previous lapsed permission on this site. It is also in proximity to the majority of the services Ruyton has to offer. Site has a Good SA score</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>65</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Site should be masterplanned to achieve a high-quality design and layout. Potential for interpretation of heritage features on the site through this process. Contributions to wider heritage features elsewhere in the settlement may also be appropriate (especially Ruyton Castle Scheduled Monument).</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY020</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Little Ness Road / Field track between Beaumont and Sherwood onto B4397 / Field track adjacent to Marches Meadow Children's Play Area
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If a major transport assessment can demonstrate that suitable access can be achieved onto the local highway network to accommodate this development of potentially 867 homes. An access is deliverable at the Little Ness Road frontage but land width on the two field track access points is restricted and achieving appropriate visibility standard onto the B4397 will be very challenging.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a review of the capacity of Little Ness Road which is unlikely accommodate such a large development, in particular the operation of the substandard Little Ness Road / B4397 junction which has limited scope for improvement.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.



<i>Ecology Comments</i> <i>Other Constraints:</i>	EcIA, bat survey (of buildings, mature trees and transects of hedgerows), GCN survey of ponds within 500m (breeding pond ~100m to NE), badger survey and nesting bird surveys required. Botanical survey recommended, particularly for the north-western field as there is MG6 grassland (priority habitat) adjacent. If there is any priority grassland present then this should not be developed but retained and enhanced. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitats/mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Very large site which includes a cropmark enclosure of likely Iron Age or Roman date (HER PRN 04866) and a post-medieval farmstead (HER PRN 27895).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	Site would represent a very substantial addition to the overall size of Ruyton and would therefore require careful design, ideally through master planning. Potential for interpretation of heritage features on the site through this process and also for S106 monies to improve management and interpretation of heritage features elsewhere in the settlement (esp. Ryton Castle Scheduled Monument)
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Generally a good site. Gets close to existing commercial/agricultural on some occasions therefore must be mindful to ensure no restriction on the existing activities. Potential contamination on the parts of the site that have had previous development on them.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land remediation likely to be available where necessary.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>10 agricultural fields outside development boundary on E and S edge of village. Residential development on the site is considered to be of a medium-high visual impact and Landscape considerations. Multiple accesses are available for this site, however land width on the two field track access points is restricted and achieving appropriate visibility standard onto the B4397 will be very challenging.</p> <p>If a major transport assessment can demonstrate that suitable access can be achieved onto the local highway network to accommodate this development of potentially 867 homes.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Potential contamination on the parts of the site that have had previous development on them.</p> <p>Heritage assessment would be required.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Subject to a review of the capacity of Little Ness Road which is unlikely accommodate such a large development.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Potential for interpretation of heritage features on the site through this process and also for S106 monies to improve management and interpretation of heritage features elsewhere in the settlement (esp. Ryton Castle Scheduled Monument)</p> <p>Con land remediation likely to be available where necessary.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is very large in relation to the existing built form of the village. Site would only therefore be acceptable in part. Nonetheless, there are other sites in the village which are more suitable for development</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY022</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Little Ness Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming some footway provided at site frontage and pedestrian crossing facility to access footway on west side of road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Given small scale of development
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA, bat survey of trees, GCN survey of ponds within 250m/500m, botanical survey, badger survey and nesting bird survey required. Botanical survey may be required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site located within medieval historic core of Ruyton (HER PRN 05209) and within a group of tenement plots which may have formed part of the focus of the medieval manor (HER PRN 05207). Site therefore considered to have archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to the west of the site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Greenfield site outside and adjoining development boundary. Currently in agricultural use for rough grazing/paddock use.</p> <p>Residential development on the site is considered to be of a medium-high visual impact as are landscape considerations.</p> <p>Access is available of existing highway, and it is assumed that a footway would be provided.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Any development would need to retain and enhance mature trees/hedgerows/tree lines, as well as protect, enhance and restore Env. Network.</p> <p>Site is considered to have archaeological interest</p> <p>Heritage assessment would be required.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> <p>Off-site works are achievable given small scale of development.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY023</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High and Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High and Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Mill Lane onto the B4397
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Assumes the development fund a suitable estate road access, a review and extension of the 30mph speed limit and provides a footway along the site frontage on the north side of Mill Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund a missing footway link on the north side of Mill Lane to link the site to the existing footway north of Marches Meadow.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	he eastern boundary is an Env. Network corridor. EclA, bat survey of building, GCN survey of ponds within 500m (breeding pond ~300m to NW), badger survey and nesting bird surveys required. Botanical survey may be required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with scattered field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	This brings residential properties closer to a sewage works to the southeast of the site. No mitigation available and I would recommend that residential is not the most suitable option for this site.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use. Residential development on the site is considered to be of a medium-high visual impact as are landscape considerations.</p> <p>Access is available of existing highway, and it is assumed that a footway would be provided. Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar.</p> <p>Development would bring residential properties closer to a sewage works to the southeast of the site. No mitigation available and it is recommended that residential is not the most suitable option for this site.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>It is assumed that the development will fund a missing footway link on the north side of Mill Lane to link the site to the existing footway north of Marches Meadow.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY024</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Park Bank
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund appropriate estate road access for 129 homes and review and extension of existing 30 mph speed limit and any necessary traffic calming and a footway along the site frontage, on the west side of Park Bank.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund a missing section of footway on the west side of Park Bank (within highway) south of the site to link to the existing network.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Pond adjacent - this will need to be buffered, which will reduce the number of houses possible. If GCN are present in the pond, a 50m buffer will be required. The pond and the northern boundary form an Env. Network corridors. EcIA, GCN survey of ponds within 500m, badger survey and nesting bird survey required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitats/mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with scattered field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Agricultural holding to the west may produce noise, odour and dusts. Possible noise from road to east
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Separation distances best to control this. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use</p> <p>Access is available of existing highway, and it is assumed that a footway would be provided.</p> <p>Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar.</p> <p>Any development would need to retain and enhance mature trees/hedgerows/tree lines, as well as protect, enhance and restore Env. Network.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Pond adjacent - this will need to be buffered, which will reduce the number of houses possible. The pond and the northern boundary form an Env. Network corridor.</p> <p>Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof to mitigate against road noise.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>It is assumed that the development will fund a missing section of footway on the west side of Park Bank (within highway) south of the site to link to the existing network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation. Site is also large given the existing built form of the village</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY025</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Grug Hill
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an estate road access onto Grug Hill, a footway and widening along the frontage and a review and extension of the 30mph speed limit and any necessary traffic calming.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes a review and any necessary improvements will be delivered at School Road / Park Bank / Grug Hill junction with pedestrian crossing facility.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments Other Constraints:</i>	EclA and surveys for bats (trees), nesting birds, GCN (ponds within 250m/500m) and badgers required.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use</p> <p>Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar.</p> <p>Any development would need to retain and enhance mature trees/hedgerows/tree lines, as well as protect, enhance and restore Env. Network.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>It is assumed that development will fund an estate road access onto Grug Hill, a footway and widening along the frontage and a review and extension of the 30mph speed limit and any necessary traffic calming.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>It is assumed that a review and any necessary improvements will be delivered at School Road / Park Bank / Grug Hill junction with pedestrian crossing facility.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY026</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Grug Hill
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an estate road access onto Grug Hill, a footway and widening along the frontage and a review and extension of the 30mph speed limit and any necessary traffic calming.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes a review and any necessary improvements will be delivered at School Road / Park Bank / Grug Hill junction with pedestrian crossing facility. Also vehicular access to RUY028 and RUY019 will be accommodated in the site layout.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA. May meet Natural England's IRZ trigger.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Ponds in adjacent woodland - these will need to be buffered, which will reduce the number of houses possible. If GCN are present in the pond, a 50m buffer will be required. EclA, bat survey of trees, GCN survey of ponds within 500m, badger survey and nesting bird survey required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with scattered field and boundary trees and hedgerows. Area of woodland to east and west.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Commercial units to the southeast may impact on the site with noise, dusts, odours.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Separation distances best to control this. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor



<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use</p> <p>Ponds in adjacent woodland - these will need to be buffered, which will reduce the number of houses possible.</p> <p>There are no known archaeological interests but medium size suggests site may have some archaeological potential.</p> <p>Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>It is assumed that development will fund an estate road access onto Grug Hill, a footway and widening along the frontage and a review and extension of the 30mph speed limit and any necessary traffic calming.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>It is assumed that a review and any necessary improvements will be delivered at School Road / Park Bank / Grug Hill junction with pedestrian crossing facility.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>Site is not inappropriate for development however there are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY027</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	School Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will deliver an appropriate access onto School Road and widening of the existing footway along site frontage (west side of School Road).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If woodland is priority habitat quality, site should not be developed. Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is wooded and could be priority habitat quality. If so, site should not be developed. EclA and botanical survey and surveys for bats, nesting birds, GCN (ponds within 250m/500m) and badgers required. If woodland is priority habitat quality, site should not be developed.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	Significant area of woodland
<i>Tree Comments</i> <i>Other Constraints:</i>	No
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to east of site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Separation distances best to control this. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use</p> <p>Development would need to deliver an appropriate access onto School Road and widening of the existing footway along site frontage (west side of School Road).</p> <p>If woodland is priority habitat quality, site should not be developed.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats.</p> <p>Road noise could be an issue, therefore separation distances best to control this</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>RUY028</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Site has no highway access point but RUY019 and/or RUY026 could provide a link to School Road.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere Ramsar. See LPR HRA. May meet Natural England's IRZ trigger.

<i>Ecology Comments Other Constraints:</i>	EclA, GCN survey of ponds within 500m and badger survey required. Hedgerow will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to east.
<i>Public Protection Comments Management of Constraints:</i>	Separation distances best to control this. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, boundary treatment and combinations thereof.
<i>Public Protection Comments Opportunities:</i>	If commercial developed to residential this site has no sig constraints and would be a preferred site.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>Greenfield site outside development boundary, near the built form of the village, and currently in agricultural use</p> <p>Site has no highway access point but other sites(RUY019 and/or RUY026) could provide a link to School Road.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Retain and enhance all hedgerows. Protect, enhance and restore Env. Network</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remains as countryside.</b></p>
<b>Reasoning</b>	<p>There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

# Community Hub: St Martins



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH002</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	32%
<i>Percentage of the site within 20m of a detailed river network:</i>	32%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Overton Road or School Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate access onto Overton Road for potentially 12 homes and widen the existing footway along the frontage of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	A limited amount of development could access School Lane but this is not ideal as the visibility at School Lane / Overton Road junction appears substandard and increasing traffic at this junction should be avoided.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Residential land with significant boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Brownfield site containing single dwelling and garden land within development boundary on N edge of settlement. Site is within the DB in an accessible location close to amenities. 32% of the site is within 20m of an historic flood event. Site is in the catchment of the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	Y
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Potential windfall site</b>
<b>Reasoning</b>	Site within DB in an accessible location, which is expected to become available during the Plan period for redevelopment.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH004</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Firs Close
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will be a similar density to existing housing on Firs Close at 6 to 8 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Mixed site outside but adjoining development boundary on E side of settlement. SA shows limited accessibility to local services and potential loss of higher grade agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH006</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Ellesmere Road via private access to Oakfield Cottage.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund improvements, to estate road standards, of the private track to Oakfield Cottage to serve potentially 31 homes. There appears to be sufficient width to achieve this and to achieve required visibility standards at the junction with Ellesmere Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes ?early-19th cottage/ small farmstead (HER PRN 27999) which is likely to be considered a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment if demolition of existing house proposed).
<i>Heritage Comments Opportunities:</i>	Retain historic building if possible.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.



<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Greenfield site outside but adjoining (and small part within) development boundary on east edge of settlement. SA shows limited accessibility to local services and potential loss of higher grade agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH008</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	10%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Laburnum Close
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund new estate road link to Laburnum Close. Potentially 31 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Access should only be permitted to Cottage lane / Church Lane if this site is part of a larger coordinated development plan, including adjacent sites SMH017, SMH009, SMH022 & SMH030, which funds improvements to these roads.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. A PROW crosses the site. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes mid-19th century house, formerly known as Cae-bach, which is likely to be considered a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment if demolition of existing house proposed).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land. Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access as part of a wider development scheme Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH009</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via unnamed road leading to Greenfield Farm from Cottage Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development is limited to 1 or 2 dwellings.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Development of this site should be limited unless it is part of a larger coordinated development plan, including adjacent sites SMH017, SMH008, SMH022 & SMH030, which funds improvements to Cottage Lane and Church Lane.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site detached from existing settlement edge.
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Greenfield site outside and away from development boundary on S edge of settlement. Site is currently in agricultural use as paddock/rough grazing and includes farmhouse and farm buildings.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access as part of a wider development scheme Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH016</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Clark's Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. While the development controls sufficient land along the Clark's Lane frontage deliver an appropriate estate road junction for potentially 132 homes and make appropriate improvements to the Lane this would not be appropriate in the wide context of Clark's Lane which is a narrow single track lane north and south of the site frontage. Y. If access can be achieved through SMH025.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Clark's Lane immediately south of the site frontage is single track with passing places and signed no motor vehicles except for access. It could not be improved without third party land. Y. If access can be achieved through SMH025.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere Ramsar Site. 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
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggest it may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	No known archaeological interest but medium size suggest it may have some archaeological potential
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Infilled pond on site = possible con land.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Large greenfield site outside but adjoining development boundary On W edge of settlement. HRA will be required for recreational impacts in-combination on Cole Mere Ramsar Site.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access through adjacent land since Clark's Lane cannot be upgraded without the use of third party land. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme on adjacent land or through the acquisition of third party land to upgrade Clark's Lane. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH017</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Laburnum Close
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund new estate road link to Laburnum Close. Potentially 43 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Access should only be permitted to Cottage lane / Church Lane if this site is part of a larger coordinated development plan, including adjacent sites SMH008, SMH009, SMH022 & SMH030, which funds improvements to these roads.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted dependent on any development around the site.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Greenfield site outside but adjoining development boundary on S edge of settlement. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access as part of a wider development scheme Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH019</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Colliery Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Colliery Road for potentially 86 homes with pedestrian crossing facilities and a footway along the frontage of the site. Ideally the junction location and type should take account of sites SMH034 and SMH035.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund and deliver missing links to achieve a continuous footpath along Colliery Road to the B5069. This should be deliverable within highway land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Requires EclA and surveys for bats (building and any mature trees), GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but medium size suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial land to the north has potential to generate noise, dust, odour.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location of dwellings including significant separation distance from existing commercial however this would reduce the development plot size significantly as well as orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site is adjacent to but outside the development boundary, in a location which is relatively remote from villages services.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access and pedestrian links to the village Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is remote from main village and services and the amenity of residents would be compromised by proximity to industrial uses to the north.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH022</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	25%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	4%
<i>Percentage of the site within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cottage Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Cottage Lane for potentially 35 homes, a review and extension of the existing speed limit and any necessary traffic calming, widening of Cottage Lane along the site frontage and provision of a footway.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development can secure improvement along Cottage Lane north of the site which might not be possible without third party land. The site infrastructure for this site should be planned to reflect the potential for development in the wider area (west of Cottage Lane and north of Church Lane).
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The southern and western boundary is an Env. Network corridor. Botanical survey may be required. Requires EclA and surveys for GCNs (ponds within 250m/500m), badgers and nesting birds. Boundaries (hedgerows and drains) will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	Site detached from existing settlement edge.
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential road noise to the east of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	The site is separated from the development boundary, in a location which is relatively remote from villages services. 25% of the site is in the 1,000 year surface flood risk zone
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access as part of a wider development scheme Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH025</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	13%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Overton Road via new development on eastern boundary
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund new estate road link to new development. Potentially 87 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere Ramsar Site. 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
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggest it may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	No known archaeological interest but medium size suggest it may have some archaeological potential
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Pub to southeast.
<i>Public Protection Comments Management of Constraints:</i>	Consideration of potential noise and mitigation as necessary possibly including incorporation of separation distance from this aspect.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Greenfield site on W edge of St Martins outside but adjoining development boundary. SA shows potential loss of higher grade agricultural land. HRA will be required for recreational impacts in-combination on Cole Mere Ramsar Site. Site has been assessed as a whole and without the undevelopable pool area (i.e. SMH025a and SMH025b).
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access would be required through adjacent land Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Growth in St Martins will be secured through the allocation of two sites which together provide growth for around 95 homes, together with the development of exception sites, including cross-subsidy schemes. Exceptions sites in appropriate locations outside the Development Boundary which will be supported where these help to deliver housing which meets local needs.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH030</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Church Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Church Lane for potentially 166 homes, a review and extension of the existing speed limit and any necessary traffic calming and widening of Church Lane along the site frontage and provision of a footway.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development is able to fund a continuous footway provision from the site to the Church entrance. There is sufficient highway land but cost might be prohibitive for this development. The site infrastructure for this site should be planned to reflect the potential for development in the wider area (west of Cottage Lane and north of Church Lane).
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. A PROW crosses the site. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Cross Lanes Farmhouse (NHLE ref. 1307471). EA Lidar data suggests earthwork remains of ridge and furrow may be present on parts of the site and large size suggests it may otherwise have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to some of the site boundary
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	



<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land. 14% of the site lies within the 1000 year surface flood risk zone
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access as part of a wider development scheme Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access which would need to be addressed as part of a larger development scheme and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH031</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B5069
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto the B5069 for potentially 101 homes with pedestrian crossing facilities and a footway along the frontage of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will deliver a short section of missing footway on the southside of the B5069 from the site frontage to the Church Lane bus stop.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but medium size suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered but significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to northern boundary of the site.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	This site consists of part of a medium-large field in arable use on the south western edge of St Martins, adjacent to the development boundary. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village and school. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	<b>Allocate for Housing</b>
<b>Reasoning</b>	An accessible location close to village services and amenities which fills a gap in the existing built extent of the village.
<b>If proposed for Allocation, Potential Capacity:</b>	60
<b>If proposed for Allocation Design Requirements:</b>	An appropriate estate road junction onto the B5069 to be provided. Development to also provide a pedestrian crossing of the B5069; and a short section of missing footway on the south side of the site along the B5069 from the site frontage to the Church Lane bus stop. 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. Flood and water management measures must not displace water elsewhere.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH034</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Colliery Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Colliery Road for potentially 66 homes with pedestrian crossing facilities and a footway along the frontage of the site. Ideally the junction location and type should take account of site SMH019.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund and deliver missing links to achieve a continuous footpath along Colliery Road to the B5069. This should be deliverable within highway land. Pedestrian Links should be planned with SMH038.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but medium size suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from road to west which will include many HGVs associated with commercial/industrial use to the north.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site comprises a field in agricultural use (grazing) to the north west of Colliery Road and south of the previous primary school, outside the development boundary. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Whilst it occupies an accessible location, development of this site does not compare favourably to the preferred sites identified.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH035</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	2%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Colliery Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Colliery Road for potentially 210 homes with pedestrian crossing facilities and a footway along the frontage of the site. Ideally the junction location and type should take account of site SMH019.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund and deliver missing links to achieve a continuous footpath along Colliery Road to the B5069. This should be deliverable within highway land. Pedestrian Links should be planned with SMH038.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Botanical survey and invertebrate surveys may be required. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but large size suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise, dust, odour possible from existing land use to the northwest and north. Possible noise from road to west which will include many HGVs associated with commercial/industrial use to the north.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. NB significant separation distance may be required.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	The site is separated from the development boundary, in a location which is relatively remote from villages services. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is remote from main village and services and the amenity of residents would be compromised by proximity to industrial uses to the north.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH036</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Church Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Church Lane for potentially 34 homes, a review and extension of the existing speed limit and any necessary traffic calming. widening of Church Lane along the site frontage and provision of a footway.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development is able to fund a continuous footway provision from the site to the Church entrance. There is sufficient highway land but cost might be prohibitive for this development.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered. The central hedgerow is a PROW.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Village Pound (NHLE ref. 1367348).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB).
<i>Heritage Comments Opportunities:</i>	Any development would need to address the relationship with the listed village pound. Opportunities should be sought for the conservation and interpretation of this feature through S106 monies.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	Animal housing buildings on the western boundary of the site. It is not considered acceptable to encroach on the agricultural operations as it may have significant impacts on the existing business or mean that future residential properties are blighted by odour, noise, dust for which there is no recourse
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a location which is relatively remote from villages services. SA shows limited accessibility to local services and potential loss of higher grade agricultural land. Heritage Assessment required with application SA has a Poor score
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH037</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cottage Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Cottage Lane for potentially 65 homes and a review and extension of the existing speed limit and any necessary traffic calming and provides a footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development can demonstrate that the Cottage Lane / Ellesmere Road priority junction can accommodate the additional traffic from this development. Also the development traffic should ideally be deterred from using Cottage Lane (south of the site) and Church Lane to access southern parts of the village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The southern boundary is an Env. Network corridor. Requires EclA and surveys for GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but medium size suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Livestock building on the eastern boundary creating possible noise ad odour issues to residents if brought into close proximity.
<i>Public Protection Comments Management of Constraints:</i>	Separation distance to the agricultural buildings.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	The site is separated from the development boundary, in a location with poor highway access which is relatively remote from villages services. The southern boundary is an Env. Network corridor.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH038</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Overton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction onto Overton Road for potentially 44 homes. Ideally the junction location and type should take account of site SMH002.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Pedestrian links should be planned with SMH034 and SMH035.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Requires EcIA and surveys for bats (buildings and any mature trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. Presence of pond on the site may reduce no. of houses possible; if GCNs are present then a 50m buffer will be required. Boundaries and pond will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance pond/mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes late 19th/ early 20th century school building on street frontage.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment if demolition of historic school building proposed).
<i>Heritage Comments Opportunities:</i>	Opportunities to retention and convert of historic school building should be sought
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Redundant education site with trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the east. Much development on site to date therefore potential for associated contamination.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Con land remediation likely to be available where necessary.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Brownfield site (former primary school) currently occupied by travelling showpeople located adjacent to but outside the development boundary. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	<b>Allocate for Housing</b>
<b>Reasoning</b>	Brownfield redevelopment opportunity in an accessible location.
<b>If proposed for Allocation, Potential Capacity:</b>	35
<b>If proposed for Allocation Design Requirements:</b>	Provision of appropriate alternative accommodation for existing site occupants. Subject to suitable access and provision of appropriate level of open space. The scheme design should complement the site setting and reflect outcome of ecological and heritage assessments. An assessment of whether the open space on the site is surplus to requirements must be undertaken. If this concludes the open space is not surplus, then an appropriate financial contribution will be required to fund the equivalent or better provision.

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>SMH041</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cottage Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development funds an appropriate access for potentially 9 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming checks on the operation of the Cottage Lane / Ellesmere Road priority junction confirm that this substandard junction can accommodate the additional traffic associated with this modest sized development
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. Requires EcIA and surveys for GCNs (ponds within 250m), bats (building), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes a ?mid-19th century house now known as Windy Ridge. Although this appears to have been significantly altered it may still be considered a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment if demolition of existing house proposed).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No sig constraints

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary, in a location with poor highway access which is relatively remote from villages services. SA shows limited accessibility to some local services and potential loss of higher grade agricultural land.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas..
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is compromised by poor highway access and by limited accessibility to local services. Better sites available
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

# Community Hub: Trefonen

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF001</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via private road to School Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. The existing private road (between no's 1 and 19 School Lane) is not wide enough to provide an appropriate estate road access for potentially 51 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	



<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	The southern boundary forms an Env. Network corridor due to the presence of a watercourse. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW runs along the north-eastern boundary. Hedgerows, trees and watercourse should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant belt of trees on south east boundary and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No significant constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>The site is formed of a single field in agricultural use located to the rear of existing development to the South of Brooklea Close and Woodland View.</p> <p>Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>Hedgerows, trees and watercourse should be retained and buffered.</p> <p>There is agricultural land with significant belt of trees on south east boundary and hedgerows.</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is suitably within distance of the village's services, however access to the site is poor. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF005</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Little London Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming suitable access is provided and improvements (widening and footway) to Little London Lane along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Little London Lane east of the site is not suitable for the traffic associate with potentially 15 homes and has no footways and can not be improved.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Local Wildlife Site and Env. Network will reduce the developable area available.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The northern boundary lies adjacent to a Local Wildlife Site and core area of the Env. Network. The site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles (there are records nearby) and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Habitat could potentially be restored as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes a former stone quarry (HER PRN 29320).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant group of trees in the west of the site and trees and hedgerow along the south boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Agricultural barns associated with livestock to the south creating potential odour and noise.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise and odour through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<b>Strategic Considerations:</b>	<p>The site is a large area of scrubland/natural environment to the west of Trefonen village. The site is subjected to a variety of slopes and other adverse topography and is covered by a variety of open areas and areas of low shrubs and trees.</p> <p>N. Little London Lane east of the site is not suitable for the traffic associate with potentially 15 homes and has no footways and cannot be improved.</p> <p>If priority habitats not present then the protection of the Local Wildlife Site and Env. Network will reduce the developable area available.</p> <p>The northern boundary lies adjacent to a Local Wildlife Site and core area of the Env. Network.</p> <p>Heritage Assessment required with application</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Assuming suitable access is provided and improvements (widening and footway) to Little London Lane along site frontage.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p><del>Habitat could potentially be restored as priority habitat</del></p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Potential to mitigate noise and odour through separation distances, orientation and room layout as well as glazing and boundary treatment.</p> <p><del>Relevant supporting studies should be undertaken and their recommendations</del></p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site is large given the existing size of the settlement, and the access is poor. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF006</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	17%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Chapel Lane and Oswestry Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable estate road access onto Chapel Lane and land from the western boundary of the site will be made available to enable widening of Chapel Lane and the provision of a footway. Potentially 39 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW crosses the southern part of the site and another runs along the north-western boundary. There is a TPO on the site. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Probable negative impact on setting of Scheduled Monument of Offa's Dyke: Section 170m SE of Fron (NHLE ref. 1006262).
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes archaeological earthwork remains associated with a former colliery and brickworks (HER PRN 28315).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with occasional tree (TPO) and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<p><b>Strategic Considerations:</b></p>	<p>The site is located in between Oswestry Road which runs along the eastern boundary and Chapel Lane along its west.</p> <p>Assumed that a suitable estate road access onto Chapel Lane and land from the western boundary of the site will be made available to enable widening of Chapel Lane and the provision of a footway.</p> <p>Hedgerows and trees should be retained and buffered.</p> <p>Probable negative impact on setting of Scheduled Monument of Offa's Dyke Heritage Assessment required with application</p> <p>Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p><b>Remain as countryside</b></p>
<p><b>Reasoning</b></p>	<p>Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF008</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	16%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Whitridge Way and Chapel Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes access will be onto Whitridge Way. Potentially 82 homes. Unlikely that the necessary improvements can be delivered on Chapel Lane immediately south of the site frontage onto Chapel Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m; there are records nearby), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered. PROWs run along the western boundary.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site includes the Scheduled Monument of Offa's Dyke: Section 170m SE of Fron (NHLE ref. 1006262). Even if direct impacts on the monument itself can be avoided development is likely to adversely affect its setting.
<i>Heritage Comments</i> <i>Other Constraints:</i>	Aerial photographs indicate the field also includes earthwork remains of ridge and furrow and also industrial archaeological features (HER PRN 30616)
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on SM, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows and trees on adjacent land.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No significant constraints.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<p><b>Strategic Considerations:</b></p>	<p>The site is formed of a single large field in agricultural use and is gently undulating. Assumes access will be onto Whitridge Way. Unlikely that the necessary improvements can be delivered on Chapel Lane immediately south of the site frontage onto Chapel Lane.</p> <p>Hedgerows and trees should be retained and buffered.</p> <p>PROWs run along the western boundary.</p> <p>Retain and enhance mature trees/hedgerows/tree lines.</p> <p>Site includes the Scheduled Monument of Offa's Dyke.</p> <p>Aerial photographs indicate the field also includes earthwork remains of ridge and furrow and also industrial archaeological features Heritage Assessment required with application</p> <p>Agricultural land with occasional boundary trees and hedgerows and trees on adjacent land.</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p><b>Remain as countryside</b></p>
<p><b>Reasoning</b></p>	<p>Site is particularly steep and large given the existing size of the settlement. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF010</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Little London Lane and Dallas Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Small scale development Potentially 22 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	No space for footways in Lane and Bellan Lane.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. There are TPOs on the site. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site crossed by a former leat (HER PRN 30792).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with trees (TPO) and hedgerows, access to site may be affected by TPO tree.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Agricultural barns associated with livestock to the west creating potential odour and noise
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise and odour through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor

<p><b>Strategic Considerations:</b></p>	<p>The site is located to the southern side of Little London Lane and is formed of a single field in agricultural use.  No space for footways in Lane and Bellan Lane.  There are TPOs on the site. Hedgerows and trees should be retained and buffered.  Retain and enhance mature trees/hedgerows/tree lines.  Site crossed by a former leat  Heritage Assessment required with application  Agricultural land with trees (TPO) and hedgerows, access to site may be affected by TPO tree.  Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.  Development density and layout needs to be considered so that it allows room for retention of existing mature trees  Poor SA</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p><b>Remain as countryside</b></p>
<p><b>Reasoning</b></p>	<p>The topography of the area would make it difficult for development. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF014</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	14%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	34%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Oswestry Road and potentially School Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will fund new estate road access (Oswestry Road) - possibly a mini roundabout linked to TRF017 - and a review and extension of the existing 40 / 30mph speed limit and any necessary traffic calming and footway along site frontage. Potentially 136 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If development provides appropriate crossing facilities to access footway on the west side of Oswestry Road and/or provides a new footway within the highway verge on the east side between the site and the village at the Chapel Lane junction with Oswestry Road. Also sustainable links need to be provided to School Lane and Recreation Ground.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impacts on settings Scheduled Monuments of Trefarclawdd colliery remains immediately north of Pottery Cottages (NHLE ref. 1016680) and Offa's Dyke: section 380m west of Pottery Cottages (NHLE ref. 1004767). Site includes some potential coal working remains (HER PRN 33043), and a metal detectorist find of a medieval item.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to the west. Possible noise from sports field to south but not considered significant.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good



<b>Strategic Considerations:</b>	<p>The site consists of a large agricultural field located to the north-east of Trefonen. Assumes the development will fund new estate road access (Oswestry Road)  If development provides appropriate crossing facilities to access footway on the west side of Oswestry Road and/or provides a new footway within the highway verge on the east side between the site and the village at the Chapel Lane junction with Oswestry Road. Also sustainable links need to be provided to School Lane and Recreation Ground.</p> <p>Potential impacts on settings Scheduled Monuments  Agricultural land with occasional boundary trees and hedgerows.  Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Site has good access but is slightly far out but is still in proximity to the main services of the village. However available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF015</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	4%
<i>Percentage of site in Flood Zone 2:</i>	5%
<i>Percentage of site in Flood Zone 1:</i>	95%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Treflach Road and Bellan Lane.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes new vehicular estate road access is onto Treflach Road and development funds review and extension of existing 30mph speed limit and village gateway signs and any necessary traffic calming. Sustainable transport access onto Bellan Lane. Short section of footway at site frontage to link with existing footway (on west side) of Treflach Road. Potentially 84 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	It might be possible to demonstrate that very limited vehicular access on to Bellan Lane would be acceptable in terms of highway safety.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	The southern boundary forms an Env. Network corridor. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m); there is a record nearby), badgers, reptiles and nesting birds. There are TPOs on the site. Hedgerows and trees should be retained and buffered. A PROW runs along the western boundary.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impacts on settings non-designated sections of Offa's Dyke S of Trefonen. Also a small number of medieval and post medieval metal detectorist finds from the site.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated heritage assets, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with trees (TPO) and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible noise from road in the most eastern section of the site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Suggest separation distance from the road to the east primarily.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>The site consists of three agricultural fields located to the south of Trefonen. Assumes new vehicular estate road access is onto Treflach Road and development funds review and extension of existing 30mph speed limit and village gateway signs and any necessary traffic calming. Short section of footway at site frontage to link with existing footway (on west side) of Treflach Road. It might be possible to demonstrate that very limited vehicular access on to Bellan Lane would be acceptable in terms of highway safety.</p> <p>Retain and enhance mature trees/hedgerows/tree lines</p> <p>Potential impacts on settings non-designated sections of Offa's Dyke. A small number of medieval and post medieval metal detectorist finds from the site.</p> <p>Heritage Assessment required with application</p> <p>Possible noise from road in the most eastern section of the site.</p> <p>Suggest separation distance from the road to the east primarily.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The topography of the area would make it difficult for development. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>TRF017</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	16%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	32%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Oswestry Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will fund new estate road access (Oswestry Road) - possibly a mini roundabout linked to TRF014 - and a review and extension of the existing 40 / 30mph speed limit and any necessary traffic calming. Potentially 31 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m; there are records nearby), badgers, reptiles and nesting birds. A PROW runs along the southern boundary. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Probable negative impacts on settings of Scheduled Monuments of Offa's Dyke: Section 170m SE of Fron (NHLE ref. 1006262) and Offa's Dyke: section 380m west of Pottery Cottages (NHLE ref. 1004767).
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes archaeological earthwork remains associated with a former colliery and brickworks (HER PRN 28315). Site detached with existing built edge of settlement.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to the east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<p><b>Strategic Considerations:</b></p>	<p>The site consists of an agricultural field located to the north-east of Trefonen. Assumes the development will fund new estate road access (Oswestry Road) and a review and extension of the existing 40 / 30mph speed limit and any necessary traffic calming.</p> <p>A PROW runs along the southern boundary. Hedgerows and trees should be retained and buffered</p> <p>Retain and enhance mature trees/hedgerows/tree lines.</p> <p>Probable negative impacts on settings of Scheduled Monuments</p> <p>Heritage Assessment required with application.</p> <p>Noise from road to the east. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p>No</p>
<p><b>Potential for Allocation?</b></p>	<p>No</p>
<p><b>Recommendation</b></p>	<p><b>Remain as countryside</b></p>
<p><b>Reasoning</b></p>	<p>Site has good access and is centrally located in proximity to the main services of the village. However available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites.</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	
<p><b>If proposed for Allocation Design Requirements:</b></p>	

# Community Hub: West Felton



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF006</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road junction for potentially 81 homes, a review and extension of the existing 30mph speed limit and any necessary traffic calming and a footway along the frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development access will include pedestrian crossing facility to east side of Holyhead Road as there is insufficient highway land in front of Milne Croft, north of the site to deliver a continuous footway into the village. Consideration should be given to a share access (probably roundabout) with WEF029.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential. Site detached from current built edge of settlement
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the west and east creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Suggest southern tip of site not developed to separate dwellings away from road junction.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	The site is formed of a single field lying at the junction of the A5 and Holyhead Road.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Assumes the development access will include pedestrian crossing facility to east side of Holyhead Road as there is insufficient highway land in front of Milne Croft, north of the site to deliver a continuous footway into the village. Consideration should be given to a share access (probably roundabout) with WEF029. Possible HRA required due to road emissions from increased traffic Road to the west and east creating noise Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	Site is too far from the existing services of the village. There are also other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF011</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate access for potentially 17 homes, a review and extension of the existing 30mph speed limit and any necessary traffic calming and a footway along the frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development access will include pedestrian crossing facility to east side of Holyhead Road as there is insufficient highway land immediately north of the site to deliver a continuous footway into the village. Consideration should be given to a share access (probably roundabout) with WEF028 and/or WEF029.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows. Belt of woodland on east boundary adjacent to the A5.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is formed by a single rectangular field currently in agricultural use. Possible HRA required due to road emissions from increased traffic. The western boundary forms an Env. Network corridor. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Assumes the development access will include pedestrian crossing facility to east side of Holyhead Road as there is insufficient highway land immediately north of the site to deliver a continuous footway into the village. Consideration should be given to a share access (probably roundabout) with WEF028 and/or WEF029. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>Site is too far from the existing services of the village. There are also other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF013</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A5
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Direct access onto the A5 would not be deliverable or acceptable. The site could only access the highway through WEF021.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. There is a TPO'd tree in the northern boundary. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows. Belt of woodland on west boundary adjacent to the A5. TPO tree on north boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	



<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	<p>This small, triangular site is situated at the southern end of the settlement to the rear of "Milloon" (to its east) and to the end of Applewood Close (to its north).  N. Direct access onto the A5 would not be deliverable or acceptable. The site could only access the highway through WEF021.  Possible HRA required due to road emissions from increased traffic  The western boundary forms an Env. Network corridor.  Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>Site is too far from the existing services of the village. There are also other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF014</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A5 and Fox Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If permission for a direct access onto the A5 can be obtained from Highways England. Fox Lane at the site frontage and immediately to the west and east is not suitable for vehicular traffic. The development could deliver improvements to Fox Lane along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If an A5 access is delivered. If not then N. The highway to the east and west of the site frontage on Fox Lane is not suitable for traffic from this site - potentially 453 homes - and the site would not be able to deliver necessary improvements without extensive third party land. Fox Lane does provide a direct and attractive link to the village for pedestrians and cyclists.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The eastern and southern boundaries form Env. Network corridors. PROWs cross the site. Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Trees and hedgerows should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on settings of Grade II listed Old Farmhouse (NHLE ref. 1054235) and Barn c. 10m E of Old Farmhouse (NHLE ref. 1177812) . No known archaeological interest but large size of site suggests there may be some potential. Site relates poorly to existing built form of settlement.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Sewage works and sludge tanks to the west of the site. Noise from road to the east.
<i>Public Protection Comments Management of Constraints:</i>	Separation distances from the sewage works area. Suggest suitable residential is to the south of the sewage works to remove impacts of odour carrying on the prevailing winds. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is formed of a very large single field currently in agricultural use adjacent to Fox Lane to the north and the A5 to the east.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>The eastern and southern boundaries form Env. Network corridors.</p> <p>PROWs cross the site</p> <p>Possible impact on settings of Grade II listed Old Farmhouse</p> <p>Heritage Assessment required with application</p> <p>Sewage works and sludge tanks to the west of the site.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>If permission for a direct access onto the A5 can be obtained from Highways England. Fox Lane at the site frontage and immediately to the west and east is not suitable for vehicular traffic. The development could deliver improvements to Fox Lane along the site frontage.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>Site is too far from the existing services of the village. There are also other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF015</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road (directly and potentially via 14/00133/OUT). Potentially via track onto The Avenue.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 146 homes and review of speeds at the site frontage and implementation of any necessary traffic calming and a footway along frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes site will fund any missing footway link to connect to provision made by 14/00133/OUT. If access can be achieved onto The Avenue this would help to maximise sustainable travel to/from the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the west creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>The site is formed of two reasonably flat fields in agricultural use. These fields wrap around another agricultural field which has the benefit of Planning Permission for residential development.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Assumes site will fund any missing footway link to connect to provision made by 14/00133/OUT. If access can be achieved onto The Avenue this would help to maximise sustainable travel to/from the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>Site is too far from the existing services of the village. Whilst part of the site has the benefit of a planning permission, there are also other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF017</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 73 homes, review and extension of the existing 30mph speed limit and any necessary traffic calming.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments Significant Constraints:</i>	<p>Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere. 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.</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>If priority habitats are present then the site should not be developed.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>Trees and hedgerows should be retained and appropriately buffered.</p> <p>There are many TPOs on the site. A PROW runs along the south-eastern boundary.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>If priority habitat, site should not be developed.</p> <p>If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Opportunities:</i>	Habitat could potentially be restored as priority habitat
<i>Heritage Comments Significant Constraints:</i>	Site includes Grade II listed building of cider press c. 40m NE of The Nursery (NHLE ref. 1178060).
<i>Heritage Comments Other Constraints:</i>	Site formerly part of the park like grounds around The Nursery (HER PRN 07641). A number of other buildings are shown on historic editions of the Ordinance Survey map, so site may have wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs, archaeological DBA + ?field evaluation). NB desk based assessment and recording of the listed cider press produced in 2014
<i>Heritage Comments Opportunities:</i>	High quality design required for any development which addresses the listed cider press, and also provides funds for a Conservation Management Plan (CMP) to be produced and implemented for it.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows. TPOs are present on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from road to the west of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>The site, which sits on the northern fringe of the settlement, stretches between Holyhead Road to the west and Twyford Lane to the east and is formed of a single field currently used for grazing of horses.</p> <p>Possible HRA required due to road emissions from increased traffic.</p> <p>Heritage Assessment required with application - site includes Grade II listed building of cider press</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>The site is far from the village's services, and so there are other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

Site Reference:	WEF020
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road, The Avenue & Fox Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes three accesses points are provided for potentially 280 homes. One to Holyhead Road (not direct) but via Alma Close and the existing mini roundabout. The second onto Fox Lane and a footway will be provided along this frontage of the site. The third onto The Avenue.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	<p>Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere. 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.</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>Protection of the Env. Network, watercourse and ponds will reduce the developable area available.</p>
<i>Ecology Comments Other Constraints:</i>	<p>A watercourse runs through the site, which forms an Env. Network corridor. There are ponds on the site. These features must be retained and adequately buffered.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>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.</p>
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	<p>Possible impact on settings of Grade II listed Felton Grange (NHLE ref. 1177799) and Grange Cottage and Old Plough Cottage. No known archaeological interest but large size of site suggests there may be some potential.</p>
<i>Heritage Comments Management of Constraints:</i>	<p>Heritage Assessment required with application (impact on setting of LBs, archaeological DBA + field evaluation).</p>
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	<p>Agricultural land with boundary trees and hedgerows. Some prominent groups of trees.</p>
<i>Tree Comments Management of Constraints:</i>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<i>Tree Comments Opportunities:</i>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	<p>Road noise to the west.</p>
<i>Public Protection Comments Management of Constraints:</i>	<p>Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>This large site sits close to the centre of the settlement and is entirely contained by roads and residential development.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>A watercourse runs through the site, which forms an Env. Network corridor</p> <p>Possible impact on settings of Grade II listed Felton Grange, Heritage Assessment therefore required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site is very large given the existing built form, and there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF021</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 61 homes and a review and extension of the existing 30mph speed limit and any necessary traffic calming and widening of existing footway along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will deliver missing section of footway immediately north of the site on the west side of Holyhead Road (within highway land) to provide a continuous route into the village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The south-western boundary forms an Env. Network corridor. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m/250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with some significant trees and tree groups.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from road to west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	Milloon Farm is located to the southern edge of the settlement where it adjoins residential development to the north and agricultural land to the East, South and West. Possible HRA required due to road emissions May trigger Natural England's SSSI IRZ The south-western boundary forms an Env. Network corridor Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Assumes development will deliver missing section of footway immediately north of the site on the west side of Holyhead Road (within highway land) to provide a continuous route into the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site is far from the village's services, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF022</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Tedsmore Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 222 homes and a review and extension of the existing 30mph speed limit and any necessary traffic calming and footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development can deliver road widening and footway provision to the west of the site frontage as far as the Methodist Church. Third party land from the Church and/or recreation ground might be needed.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered. A PROW runs along the southern boundary.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Grade II Registered Park and Garden of Pradoc (NHLE ref. 1001251). Site includes a cropmark enclosure site (HER PRN 02104) of probable prehistoric date.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of RPG; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>The site is formed of the northern part of a single large field in agricultural use and is situated to the western periphery of the settlement.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Potential impact on setting of Grade II Registered Park and Garden of Pradoc</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>If the development can deliver road widening and footway provision to the west of the site frontage as far as the Methodist Church. Third party land from the Church and/or recreation ground might be needed.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site is far from the village's services, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF023</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Old Rectory Gardens
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable estate road access for 33 homes is provided onto Old Rectory Gardens and a footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. if the development can deliver improved facilities for pedestrians at the Old Rectory Gardens / The Avenue junction.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Scheduled Monument of Motte castle adjacent to St Michael's Church (NHLE ref. 1019296) and possibly also on Grade II* listed St Michael's Church (NHLE ref. 1367365). Site includes an area which is thought to have formed part of the bailey of the motte castle (HER PRN 32000). If any archaeological remains were found to substantiate this they might be considered to be of equivalent significance to the Scheduled Monument.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Agricultural holding to the southwest.
<i>Public Protection Comments Management of Constraints:</i>	Recommend separation from agricultural holding to limit odour, noise and dust impacts..
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is formed by part of a field in agricultural use to the north of Old Rectory Gardens adjacent to Manor Farm to the west of the A5.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Potential impact on setting of Scheduled Monument of Motte castle adjacent to St Michael's Church, a Heritage Assessment is therefore required with application</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>The site is far from the village's services, and so there are other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF024</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Avenue and Threadneedle Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a suitable estate road access for 35 homes is provided onto The Avenue.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary is adjacent to an Env. Network corridor - this should be buffered. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Threadneedle Cottage (NHLE ref. 1054203). Historic editions of Ordnance Survey map indicate a cottage previously existed in the central, undeveloped part of the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows. Belt of woodland on east boundary adjacent to the A5.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past agricultural land use. Possible road noise form the east.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	



<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	<p>The site consists of several small fields, a ménage and a barn.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Possible impact on setting of Grade II listed Threadneedle Cottage, therefore a Heritage Assessment will be required with application</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	<p>The site is far from the village's services, and so there are other more suitable sites to allocate.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF025</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via 13/01221/OUT onto Holyhead Road, Tedsmore Road or Oak Farm Lane.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an estate road link to the new development to the west (13/01221/OUT). AND/OR an appropriate estate road access onto Tedsmore Road for potentially 106 homes. If accessing Tedsmore Road then the development will need to review and extend the existing 30mph speed limit and provide any necessary traffic calming and footway along the site frontage on Tedsmore Road. Vehicular access onto Oak Farm Lane should not be permitted as the road is narrow with no pedestrian facilities to the north west of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	If the development can deliver access via 13/01221/OUT onto Holyhead Road. An access onto Tedsmore Road would require the development to deliver road widening and footway provision to the west of the site frontage as far as the Methodist Church. Third party land from the Church and/or recreation ground might be needed to achieve this. Pedestrian access to Oak Farm Lane should be provided as this Quiet Lane is likely to be an attractive walking route to the school.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. There are a number of TPOs in the western boundary. Trees and hedgerows should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with notable boundary trees and hedgerows. TPO trees on the south boundary of the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No sig constraints.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>The site is formed of two flat fields in current agricultural use and has frontages to Oak Farm Lane to its east and Tedsmore Rd to its south, these roads also form sites eastern and southern boundaries.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>An access onto Tedsmore Road would require the development to deliver road widening and footway provision to the west of the site frontage as far as the Methodist Church. Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Allocate</b>
<b>Reasoning</b>	<p>Site is adjacent to existing development and would link onto this, acting as a natural extension to an area already under development. The site is suitably located in terms of proximity to services, and would support an appropriate number of dwellings for the village. Furthermore, there are few constraints given by service providers for this site. Good SA scoring. Southern element of site not to be allocated - see Design Requirement below.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	60
<b>If proposed for Allocation Design Requirements:</b>	Secure extended formal and permanent recreation ground on adjacent land in the same ownership

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF026</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Avenue
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable access for potentially 18 homes and a footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The western boundary is adjacent to an Env. Network corridor - this should be buffered. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows. Belt of woodland on west boundary adjacent to the A5.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair
<b>Strategic Considerations:</b>	The site is formed of a single small, flat field currently used for agricultural purposes. Possible HRA required due to road emissions from increased traffic May trigger Natural England's SSSI IRZ. The western boundary is adjacent to an Env. Network corridor
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site is in close proximity to the A5, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF027</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Woolston Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will deliver a suitable estate road access for potentially 25 homes and a review and extension of the existing 30mph speed limit and a footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The road network to the east of the site leading to the village consists of very narrow lanes with no footways. The site could not deliver improvements and without them the potential for sustainable travel into the village would be restricted.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	Likely negative impacts on setting of Scheduled Monument of Motte castle adjacent to St Michael's Church (NHLE ref. 1019296)
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest on site but proximity to Scheduled Monument suggests there may be some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is formed of a single, roughly triangular-shaped field behind the dwellings at the junction of Woolston Rd and an un-named track to Ladyhill.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Likely negative impacts on setting of Scheduled Monument of Motte castle adjacent to St Michael's Church</p> <p>Heritage Assessment required with application</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>The road network to the east of the site leading to the village consists of very narrow lanes with no footways. The site could not deliver improvements and without them the potential for sustainable travel into the village would be restricted.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site far from the village's services, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF028</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 102 homes and a review and extension of the existing 30mph speed limit and any necessary traffic calming and widening of existing footway along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Pedestrian access to the PRow running north of the site should be provided.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered. A PROW runs along the northern boundary.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Grade II Registered Park and Garden of Pradoc (NHLE ref. 1001251). No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of RPG; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	<p>The site consists of part of a large agricultural field. The site is in agricultural use and lies to the east of Holyhead Road and south of West Felton centre. Pedestrian access to the Prow running north of the site should be provided</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Potential impact on setting of Grade II Registered Park and Garden of Pradoc</p> <p>Heritage Assessment required with application</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site far from the village's services, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF029</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access for potentially 230 homes and a review and extension of the existing 30mph speed limit and any necessary traffic calming and widening of existing footway along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Pedestrian access to the PRow running north of the site should be provided.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered. A PROW runs along the northern and eastern boundaries.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Grade II Registered Park and Garden of Pradoc (NHLE ref. 1001251). No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of RPG; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor
<b>Strategic Considerations:</b>	The site consists of a very large agricultural field located to the south of West Felton. Pedestrian access to the PRoW running north of the site should be provided Possible HRA required due to road emissions from increased traffic Potential impact on setting of Grade II Registered Park and Garden of Pradoc Heritage Assessment required with application Poor SA
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site far from the village's services, and so there are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF030</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Holyhead Road & Fox Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes two accesses points are provided for potentially 149 homes. One to Holyhead Road (not direct) but via Alma Close and the existing mini roundabout. The second onto Fox Lane and a footway will be provided along this frontage of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	<p>Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere. 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.</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>Protection of the Env. Network, watercourse and ponds will reduce the developable area available.</p>
<i>Ecology Comments Other Constraints:</i>	<p>A watercourse runs through the site, which forms an Env. Network corridor. There are ponds on the site. These features must be retained and adequately buffered.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>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.</p>
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	<p>Possible impact on settings of Grade II listed Felton Grange (NHLE ref. 1177799) and Grange Cottage and Old Plough Cottage. No known archaeological interest but large size of site suggests there may be some potential.</p>
<i>Heritage Comments Management of Constraints:</i>	<p>Heritage Assessment required with application (impact on setting of LBs, archaeological DBA + field evaluation).</p>
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	<p>Agricultural land with boundary trees and hedgerows. Some prominent groups of trees.</p>
<i>Tree Comments Management of Constraints:</i>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<i>Tree Comments Opportunities:</i>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	<p>Possible road noise to the west.</p>
<i>Public Protection Comments Management of Constraints:</i>	<p>Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>Site consists of parts of two agricultural fields. They are in agricultural use and lie between the A5 and Holyhead Road, which form its eastern and western boundaries. Possible HRA required due to road emissions from increased traffic</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>A watercourse runs through the site, which forms an Env. Network corridor.</p> <p>Possible impact on settings of Grade II listed Felton Grange</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	The site, in part, too close to the A5 to consider. There are also other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF031</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Avenue
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will fund an appropriate estate road access for potentially 14 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. HRA will be required for recreational impacts in-combination on Cole Mere. 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires ECLA and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Felton Grange (NHLE ref. 1177799).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs, ).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Very significant trees on and adjacent to the north section of the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise from the north.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	<p>Site is in agricultural use and lies to the east of the A5 and to the south of The Avenue.  Possible HRA required due to road emissions from increased traffic  May trigger Natural England's SSSI IRZ  Possible impact on setting of Grade II listed Felton Grange  Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	There are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WEF032</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Grimpo road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Grimpo Road, single track, carriageway, unlikely to be able to accommodate proposed development.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Would be reliant on third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	No - localised improvements would be required.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Would be reliant on third party land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere, White Mere and Clarepool Moss.
<i>Ecology Comments Other Constraints:</i>	EclA required and surveys for badgers, bats and nesting birds
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggests it may have archaseological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	None
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the village.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Farm complex to east. Appearance of digester/slurry tanks.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	



<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good
<b>Strategic Considerations:</b>	Site lies north of Grimpo Road, to the east of the settlement west of the Caravan Storage. Access would be from Grimpo road, which is single track and currently unsuitable to sustain a housing development. Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	<b>Remain as countryside</b>
<b>Reasoning</b>	Site is slightly set away from the core of the settlement. There are other more suitable sites to allocate.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

# Community Hub: Weston Rhyn

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WRP001</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Long Croft & Trehowell Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the site will fund an appropriate estate road access onto Long Croft only. The section of Trehowell Lane from Long Croft to the site frontage is narrow and improvements would be difficult to deliver without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. The northern and eastern boundaries are Env. Network corridors. EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered. Watercourse will need to be protected and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to the south and east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	<b>Good</b>

<b>Strategic Considerations:</b>	<p>Site is located adjacent to but outside the development boundary in a central, accessible location. SA performance is good, but shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>An acceptable access and pedestrian links to the village.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>N</p>
<b>Potential for Allocation?</b>	<p>N</p>
<b>Recommendation</b>	<p><b>Countryside</b></p>
<b>Reasoning</b>	<p>There are other promoted sites, including one which incorporates this site, which is more suitable for allocation</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WRP001VAR</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	22%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Long Croft & Trehowell Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the site will be access via Long Croft, . The section of Trehowell Lane from Long Croft to the site frontage is narrow and improvements would be difficult to deliver without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. The northern and eastern boundaries are Env. Network corridors. EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered. Watercourse will need to be protected and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impact on setting of Grade II listed Sunday School (NHLE ref. 1367368). No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to the south and east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	<b>Good</b>

<b>Strategic Considerations:</b>	Site is located to the north of the settlement, adjacent to the development boundary. Site comprises of off of WRP001 to the west of Trehowell Lane and approx 50% of the adjacent WRP006. Development would ideally need to be one comprehensive scheme to ensure delivery of the whole site. SA performance is Good, but shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC. Potential impact on setting of Grade II listed Sunday School
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. This would require possible re-alignment of the existing Trehowell Lane which will incorporate some of the land east of the site which is under the same ownership. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	<b>Allocate for housing</b>
<b>Reasoning</b>	Site incorporates WRP001 to the west of Trehowell Lane and approximately 50% of WRP006 (its eastern side). Provided appropriate access can be sought, the site is appropriate for assisting with the need of the settlement, and has good accessibility to village services and amenities.
<b>If proposed for Allocation, Potential Capacity:</b>	60
<b>If proposed for Allocation Design Requirements:</b>	Suitable highway access, including the repositioning of Trehowell Lane which is currently very narrow. Development of the site would need the repositioning and widening of this road which will likely require some of the adjacent field east of Trehowell Lane being used for this slightly re-routed road.



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WRP006</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	High Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes site will fund appropriate estate road access and some widening of High Street and a footway on the east side along the site frontage. Potentially 115 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impact on setting of Grade II listed Sunday School (NHLE ref. 1367368). No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise from west.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Site is located adjacent to but outside the development boundary in a central location. SA performance is fair, but shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC.</p> <p>Potential impact on setting of Grade II listed Sunday School</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>An acceptable access and pedestrian links to the village</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas..</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	<p>Access only available off High Street, which is considered inappropriate as a sole access point. Access from the east would be more appropriate and therefore WRP006 in isolation cannot be allocated as it can only currently be accessed off High Street. There are therefore other promoted sites which are more appropriate for allocation</p>
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WRP012</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Station Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development fund an appropriate estate road access for potentially 49 homes and footway at site frontage on Station Road. of suitable width and to continue up to cross roads plus pedestrian crossing facility (to access school).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will fund footway on the south side of Station Road between the site and the Old Chirk Road junction. Consideration should be given to additional physical traffic calming in area given proximity of cross roads and school.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Woodland (priority habitat) will need to be retained and buffered, reducing the no. of houses possible. Botanical survey may be required. EclA and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all woodland/mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes and area of mining remains associated with the Moreton Hall Colliery (HER PRN 06528).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with field and boundary trees and hedgerows, significant area of woodland on the east boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to north and east. There is a landfill site within 250m of the site causing potential contaminated land concern and on site land uses potentially leaving a legacy of contamination.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise. Con land assessment and remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a location which is relatively remote from villages services. SA is fair, but shows limited accessibility to local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC. Heritage Assessment required with application
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is further from centre of village and many services than alternatives.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>WRP013</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Unnamed road west of Bronygarth Road / Quinta Crescent junction.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund suitable estate road access onto the unnamed road and footway along site frontage and 30 mph speed limit. Potentially 26 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The unnamed road has insufficient width to the east of the site frontage for the development to deliver widening and a footway to link the site to Bronygarth Road. Y. If the site could gain access to Station Road via WRP016.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. Northern and eastern boundaries are Env. Network corridors. Botanical survey may be required. EclA and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered. Watercourse will need to be protected and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to north creating noise source.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair



<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary in a location which is relatively remote from villages services with poor road access. SA is generally fair, but shows limited accessibility to local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village.
<b>Known Infrastructure Opportunities:</b>	None identified
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Poor road access. Site is further from centre of village and many services than alternatives.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>WRP015</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Site does not have highway frontage
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. The northern boundary is an Env. Network corridor. EclA and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows. Woodland to the north.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible impact from the cemetery in relation to contaminated land running off the cemetery onto residential area.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Assessment and remediation may be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	Small site located adjacent to but outside the development boundary in a location which is remote from village services. It is unclear how a highway access could be achieved. SA performance is poor. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Unclear how a road access could be achieved. Site is remote from centre of village.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>WRP016</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Station Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access and footway along site frontage on west side of Station Road. Potentially 177 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes site will fund footway link within highway north of the site frontage to the mini roundabout at the Bronygarth Road. Also given scale of development it is assumed that the development will fund a review of the operation of the mini roundabout and any necessary desirable improvements.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. The northern and eastern boundaries are Env. Network corridors. EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered. Watercourse will need to be protected and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to east of site a potential.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	Large site located adjacent to but outside the development boundary on the western edge of the village. SA performance is relatively poor. Development of the site may adversely impact the River Dee SAC.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village.
<b>Known Infrastructure Opportunities:</b>	None identified
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	<b>Countryside</b>
<b>Reasoning</b>	Site is further from centre of village and many services than alternatives.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>WRP017</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Station Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund appropriate estate road access for potentially 67 homes and a footway at along site frontage of suitable width along south side of Station Road along with a pedestrian crossing facility to access school. School warning signs may need to be relocated depending upon the location of the access.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the site access location and highway changes along the site frontage take account of school drop off / pick up activity in the vicinity and appropriate provision is made to maintain safe school access for all modes.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None



<i>Ecology Comments</i> <i>Other Constraints:</i>	Site is in the catchment of the River Dee SAC. EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to north.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary opposite the primary school and adjacent to the existing site allocation. SA performance is fair, but shows limited accessibility to some local services and potential loss of higher grade agricultural land. Development of the site may adversely impact the River Dee SAC. The existing school playing pitch will be relocated to the east of the site adjacent to Old Chirk Road. The existing playing pitch will be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	<b>Allocate for housing</b>
<b>Reasoning</b>	An accessible location close to the school and with good accessibility to village services and amenities.
<b>If proposed for Allocation, Potential Capacity:</b>	40
<b>If proposed for Allocation Design Requirements:</b>	Suitable highway access, continued provision of school playing fields, together with parking and crossing facilities to improve safe access to the school.

# Community Hub: Whittington

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN001</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B5009 / Fitzgwarine Drive / Peverel Drive.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access onto the B5009 for potentially 124 homes, a review and extension of the 30mph speed limit and any necessary traffic calming and footway along site frontage. This may be challenging due to the site frontage being approximately 100m long and on the inside of a sharp bend. It also assumes the layout will include estate road links to Fitzgwarine Drive and Peverel Drive.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes that a review of the Fitzgwarine / A495 junction will demonstrate sufficient capacity to accommodate this development. Acknowledges that on the B5009 from the site frontage into the village the pedestrian facilities are below standard but that improvements where possible will be delivered by this development.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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.  Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA.  May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The north-western boundary forms and southern boundaries form Env. Network corridors and/or contain habitats that should be protected and buffered. A PROW crosses the site. Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	Site likely to have a significant adverse impact on the setting of the Scheduled Monument of Whittington Castle (NHLE ref. 1019450). Site also wholly within, and likely to have an adverse impact on the character and appearance of, the Whittington Conservation Area.
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size, and proximity to castle, suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and character and appearance of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the northeast.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	Would remove what looks like a farming operation from adjacent to existing residents helping to improve the environment for these individuals in this aspect.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>A review and extension of the 30mph speed limit and any necessary traffic calming and footway along site frontage is needed. It is assumed that a review of the Fitzgwarine / A495 junction will demonstrate sufficient capacity to accommodate this development. HRA will be required for recreational impacts in-combination on Cole Mere.</p> <p>The north-western boundary forms and southern boundaries form Env. Network corridors and/or contain habitats that should be protected and buffered. A PROW crosses the site. Site likely to have a significant adverse impact on the setting of the Scheduled Monument of Whittington Castle. Site also wholly within, and likely to have an adverse impact on the character and appearance of, the Whittington Conservation Area.</p> <p>Known archaeological interest but medium size, and proximity to castle, suggests site may have some archaeological potential.</p> <p>Heritage Assessment required with application</p> <p>Agricultural land with significant boundary trees and hedgerows</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site has many restriction, most of which relate to the site's proximity to Whittington Castle. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN004</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	21%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Penybryn Avenue
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given scale of development - potentially 25 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	There is a pond adjacent to the northern boundary. If GCNs are present, a min. 50m buffer will be required, which would reduce the developable area available. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. A PROW runs along the western boundary.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair



<b>Strategic Considerations:</b>	<p>This triangular site is to the north of the village, adjacent to the existing residential area off Penybryn Avenue. HRA will be required for recreational impacts in-combination on Cole Mere. More than the minimum 30m per bedroom would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible.</p> <p>Possible HRA required due to road emissions from increased traffic. May trigger Natural England's SSSI IRZ.</p> <p>There is a pond adjacent to the northern boundary. If GCNs are present, a min. 50m buffer will be required.</p> <p>Retain and enhance mature trees/hedgerows/tree lines.</p> <p>Agricultural land with occasional boundary trees and hedgerows.</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is far from the existing services of the village, and the access is poor due to the difficult topography. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN006</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Ellesmere Road. Access perhaps into neighbouring development/Penybryn Ave?
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate estate road access, a review and extension of the 30mph speed limit and any necessary traffic calming and footway along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes pedestrian link will be provided to neighbouring housing on Penybryn Ave.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the south creating noise.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Agricultural field adjacent to Whittington's built form to the NE, outside of the development boundary.</p> <p>Ellesmere Road. Access perhaps into neighbouring development/Penybryn Ave. Assumes development will fund an appropriate estate road access, a review and extension of the 30mph speed limit and any necessary traffic calming and footway along site frontage. Assumes pedestrian link will be provided to neighbouring housing on Penybryn Ave.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere. More than the minimum 30m per bedroom would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. Possible HRA required due to road emissions from increased traffic. May trigger Natural England's SSSI IRZ.</p> <p>Agricultural land with significant boundary trees and hedgerows.</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees.</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is far from the existing services of the village, and the access is poor due to the difficult topography. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN011</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	11%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	16%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Station Drive via private track
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	n
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Unless it can be demonstrated that the land associated with the private track is sufficiently wide to accommodate a new estate road access for potentially 35 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The south-western boundary forms nan Env, Network corridor that should be adequately buffered. A PROW crosses the site. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Whittington Conservation Area.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows. Woodland adjacent to north east boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail noise to the west. Possible contaminated land to the northeast from quarried area noted on historic maps.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Remediation for contaminated land likely to be available where necessary.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site is located to the north of Whittington, adjacent to the development boundary. Existing track must demonstrate that it is sufficiently wide to accommodate a new estate road access for potentially 35 homes.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere.</p> <p>The south-western boundary forms an Env, Network corridor that should be adequately buffered. A PROW crosses the site.</p> <p>Possible impact on setting of Whittington Conservation Area.</p> <p>Heritage Assessment required with application.</p> <p>Agricultural land with occasional boundary trees and hedgerows. Woodland adjacent to north east boundary.</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Rail noise to the west. Possible contaminated land to the northeast from quarried area noted on historic maps. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p> <p>Remediation for contaminated land likely to be available where necessary.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is far from the existing services of the village and the access is poor. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN012</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via unnamed road leading to Top Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If appropriate access can be delivered onto the unnamed road and the development is limited in scale to 1 or 2 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site in former grounds of The Mount and may impact on the setting of this non designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated heritage asset).
<i>Heritage Comments Opportunities:</i>	High quality of design necessary to mitigate any impacts.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees on site, particularly the north boundary. Limited development opportunity.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Site is located to the north of Whittington, down a narrow lane between two residential properties off Top Street.</p> <p>If appropriate access can be delivered onto the unnamed road and the development is limited in scale to 1 or 2 homes.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere.</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>Hedgerows and trees should be retained and buffered.</p> <p>Heritage Assessment required with application</p> <p>High quality of design necessary to mitigate any impacts.</p> <p>There are significant trees on site, particularly the north boundary.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is far from the existing services of the village and the access is poor. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN017</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	8%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Ellesmere Road.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund an appropriate stare road access, a review and extension of the 30mph speed limit and any necessary traffic calming and footway along site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If continuous footway route into Ellesmere Road can be delivered. Due to narrow verge on east side of Ellesmere Road south of the site this may need to involve provision of a pedestrian crossing facility with any necessary traffic calming. Site layout need to accommodate future link to WHN024.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Env. Network and watercourse will greatly reduce the developable area.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed. Much of the site is Env. Network core or corridor. A watercourse crosses site. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitat could potentially be restored as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact in setting of non-designated parkland of Halston Hall (HER PRN 07627). No known archaeological interest but large size of site suggests it may have some potential. Site relates poorly to existing built form of settlement.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated heritage asset; archaeological DBA and field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the north.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Large irregular site to the east of the village, outside of the development boundary. Due to narrow verge on east side of Ellesmere Road south of the site this may need to involve provision of a pedestrian crossing facility with any necessary traffic calming.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere, and possibly for the road emissions from increased traffic.</p> <p>The site may contain priority habitats - botanical survey required</p> <p>Development density and layout needs to be considered so that it allows room for retention of existing mature trees</p> <p>Road noise to the north - potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is far from the existing services of the village and the access is very steep.</p> <p>There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN018</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Top Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If an appropriate access can be delivered onto Top Street and the development is limited in scale to 1 or 2 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site in former grounds of The Mount and may impact on the setting of this non designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated heritage asset).
<i>Heritage Comments Opportunities:</i>	High quality of design necessary to mitigate any impacts.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees on site, particularly the north boundary. Limited development opportunity.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Agricultural holding to the north.
<i>Public Protection Comments Management of Constraints:</i>	Separation distances or consideration of any site specifics linked to the farm area.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Site is located to the north side of Whittington, outside of the development boundary.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and possibly for the road emissions from increased traffic.</p> <p>Site in former grounds of The Mount and may impact on the setting of this non designated heritage asset. Heritage Assessment required with this application</p> <p>There are significant trees on site, particularly the north boundary, therefore development density and layout needs to be considered so that it allows room for retention of existing mature trees</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>High quality of design necessary to mitigate any heritage impacts.</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Access to the site is poor, and there are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via cul de sac to the south of Walsham How Crescent onto B5009.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the cul de sac is of estate road standard and can be extended into this site and can accommodate the additional traffic from potentially 59 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a capacity and safety review of the A495 / B5009 junction including pedestrian movements and the funding of any necessary improvements.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Env. Network and watercourse will greatly reduce the developable area.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed. Much of the site is Env. Network corridor. A watercourse crosses site. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitat could potentially be restored as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located adjacent to boundary, and may effect setting, of Whittington Conservation Area. Site includes part of former grounds of The Rectory (HER PRN 28853), and on edge of historic settlement core, so may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	High quality of design necessary to mitigate any impacts.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints.
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site is located to the east of Whittington, adjacent to the development boundary situated behind residential units off the B5009. It is assumed that the cul de sac is of estate road standard and can be extended into this site and can accommodate the additional traffic from potentially 59 homes off B5009.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and possibly for the road emissions from increased traffic.</p> <p>Site located adjacent to boundary, and may effect setting of Whittington Conservation Area</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat.</p> <p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Access to the site is poor - it is dependent for its access from neighbouring sites or off a private driveway, and there are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN024</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Donnett Close and/or B5009
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will fund a new estate road access or use Donnett Close (subject to a review of this road given potential for this site to deliver 162 homes). Also fund a review and extension of 30mph speed limit and any necessary traffic calming and footways and pedestrian crossing facilities at the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Site layout need to accommodate future link to WHN017.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. If priority habitats are present then the site should not be developed. If priority habitats not present then the protection of the Env. Network and watercourse will greatly reduce the developable area.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. If priority habitats are present then the site should not be developed. The site is adjacent to Env. Network core and corridor and a watercourse. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitat could potentially be restored as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located partially within (i.e. site access), and may effect setting, of the Whittington Conservation Area. No other known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	High quality of design necessary to mitigate any impacts.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise close to the southwest part of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Fair

<b>Strategic Considerations:</b>	<p>Site is located to the east of the village, mostly outside of the development boundary (with only around 2% within the boundary). It is assumed that any development will fund a new estate road access or use Donnett Close for access. Site located partially within (i.e. site access), and may effect setting of the Whittington Conservation Area and nearby Grade II Listed Building. No other known archaeological interest but large size of site suggests it may have some archaeological potential.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Habitat could potentially be restored as priority habitat. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p><b>Allocate</b></p>
<b>Reasoning</b>	<p>Any issues raised by consultees are manageable. Site is suitably located within proximity to Whittington's services and acts as a natural extension to the village.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>70</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Appropriate access to be provided via the B5009. High quality design and layout required. Any habitats on the site should be retained. Development will fund a review and extension of 30mph speed limit and any necessary traffic calming and footways and pedestrian crossing facilities at the site frontage.</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN026</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Fitzgwarine Drive / Peverel Drive.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the layout will include estate road links to Fitzgwarine Drive and Peverel Drive as the site does not appear to have access to the B5009.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes that a review of the Fitzgwarine / A495 junction will demonstrate sufficient capacity to accommodate this development. The site would benefit from pedestrian / cycle access to the B5009 east of the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments</i> <i>Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. Protection of the Env. Network and watercourse will reduce the developable area.
<i>Ecology Comments</i> <i>Other Constraints:</i>	Much of the site lies within an Env. Network corridor. A watercourse crosses the site. These features should be protected and appropriately buffered. A PROW crosses the site. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site likely to have a significant adverse impact on the setting of the Scheduled Monument of Whittington Castle (NHLE ref. 1019450). Site also wholly within, and likely to have an adverse impact on the character and appearance of, the Whittington Conservation Area.
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes an area of potential enclosure boundaries (HER PRN 32853) which may be associated with Whittington Castle.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and character and appearance of CA; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with boundary and occasional field trees and hedgerows. Conservation Area.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to the northeast.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Poor



<b>Strategic Considerations:</b>	<p>Site lies north of the centre of Whittington, near Whittington Castle and within the Conservation Area and outside of the Development Boundary.</p> <p>Any development would need to include estate road links to Fitzgwarine Drive and Peverel Drive as the site does not appear to have access to B5009</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and possibly for the road emissions from increased traffic.</p> <p>Much of the site lies within an Env. Network corridor.</p> <p>Road noise to the northeast - potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.</p> <p>Poor SA</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Access to the site is poor, and it is in close proximity to the castle making it unsuitable for development. There are also other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN026VAR</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	17%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assume a connection can be made to Fitzgwarine Drive / Peverel Drive.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the layout will include estate road links to Fitzgwarine Drive and Peverel Drive as the site does not appear to have access to the B5009.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes that a review of the Fitzgwarine / A495 junction will demonstrate sufficient capacity to accommodate this development. The site would benefit from pedestrian / cycle access to the B5009 east of the site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. Protection of the Env. Network and watercourse will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	The northern and southern boundaries form Env. Network corridors due to the presence of a watercourse and priority grassland. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, white-clawed crayfish, water voles, otters and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site likely to have a significant adverse impact on the setting of the Scheduled Monument of Whittington Castle (NHLE ref. 1019450). Site also wholly within, and likely to have an adverse impact on the character and appearance of, the Whittington Conservation Area.
<i>Heritage Comments Other Constraints:</i>	Site includes an area of potential enclosure boundaries (HER PRN 32853) which may be associated with Whittington Castle.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and character and appearance of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Well established trees around the boundaries of the site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across the site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the northeast.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site to the northern part of the settlement, near Peveral Drive. The access is not certain, however it appears to be through Peveral Drive and/or Fitzgwarine Drive. The site is wholly in the Conservation Area and has some sporadic areas susceptible to 1 in 30, 100 and 1000 year floods. Site is in proximity of Whittington Castle Scheduled Monument and several Grade II Listed Buildings. The western side of the site is adjacent to the development boundary.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Difficult to assess the access to the site unless Peveral Drive or Fitzgwarine Drive is suitable. Site is in close proximity to the Scheduled Monument is and entirely within the Conservation Area. There are other sites promoted which are more suitable for allocation</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN027</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	25%
<i>Percentage of the site within 20m of a detailed river network:</i>	25%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumed via 18/01990/FUL to B5009
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development will include an estate road link to 18/01990/FUL
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes junction onto B5009 for 18/01990/FUL has been designed to accommodate this development.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The southern boundary is an Env. Network corridor. The hedgerows should be protected and buffered. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No sig constraints
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site is located to the S of Whittington outside of the Development Boundary. Assumes the development will include an estate road link to 18/01990/FUL (existing allocation). It is assumed that development will include an estate road link to the existing allocation, and that the junction onto B5009 has been designed to accommodate this development.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and possibly for the road emissions from increased traffic.</p> <p>The southern boundary is an Env. Network corridor</p> <p>Heritage Assessment required with application</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>Difficult to assess the access to the site until after the existing allocation has been built out. There are also other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHN028</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	12%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	14%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	27%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via private road to Whittington Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If sufficient land width is available to provide an estate road standard access along the line of the existing private road for potentially 29 homes. If not a more limited scale development may be acceptable.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	



<i>Ecology Comments</i> <i>Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. See LPR HRA. May trigger Natural England's SSSI IRZ. If priority habitats are present then these areas should not be developed.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The south-western corner of the site may contain priority habitats - botanical survey required. If so, this area should not be developed. The south-western corner and the north-eastern boundary form Env. Network corridors that should be appropriately buffered. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes part of the former line of the Oswestry, Ellesmere & Whitchurch Railway (Cambrian) (HER PRN 05892) and a former field boundary (HER PRN 30756).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Rail noise to the east. Potential contaminated land to the south where historic railway.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Potential to remediate contaminated land.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site located to the west of Whittington, outside of the Development Boundary. Site previously had an application refused (and subsequently dismissed on appeal) for residential development.</p> <p>14% of the site is in the 100 year surface flood risk zone, and 27% of the site is in the 1,000 year surface flood risk zone</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and possibly for the road emissions from increased traffic.</p> <p>Rail noise to the east. Potential contaminated land to the south where historic railway. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Potential to remediate contaminated land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>There is no clear access available and there are also other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>WHT030</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	3%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	6%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Access onto the B5009. Potential linkage with potential neighbouring allocation, to provide acceptable access.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Highway infrastructure likely to be able to accommodate increase in trips as a result of the development, subject to further assessment and mitigation works.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Potential joint access with WHN024
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	No - localised improvements would be required.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	It is considered that mitigation works are achievable
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere. 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. Possible HRA required due to road emissions from increased traffic (in-combination) on White Mere and Crose Mere. The adjacent copse and drain (Env. Network) should be appropriately buffered.
<i>Ecology Comments Other Constraints:</i>	EclA required and surveys for badgers, bats and nesting birds
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	None
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows, area of woodland adjacent to the south boundary.
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	No observable constraints.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal</b>	Good

<b>Strategic Considerations:</b>	<p>Site is located to the east of the settlement outside the development boundary. Access would be required off the B5009. Areas of the site near the access are in the 1 in 30, 100 and 1,000 year flood surface flood risk zone. Appropriate access would be needed which account for the SAMDev development opposite.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>The site is further from the existing services of the village than other sites. There are other more suitable sites for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	