

Appendix R

Wem Place Plan Area
Site Assessments

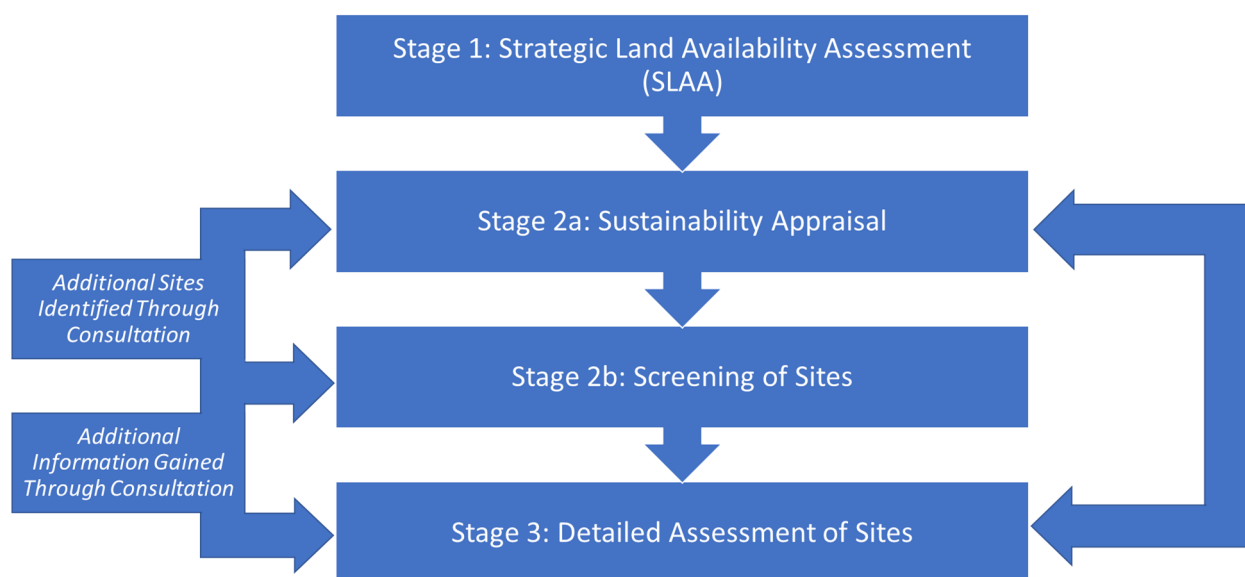
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Site Assessment Process Overview

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”¹.

- 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.

¹ 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.

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

Key Centre: Wem

Criteria	Criteria Description	Scoring Guide	Site Ref: WEM002	Site Ref: WEM003	Site Ref: WEM004	Site Ref: WEM005	Site Ref: WEM006	Site Ref: WEM007	Site Ref: WEM009	Site Ref: WEM010	Site Ref: WEM011	Site Ref: WEM013	Site Ref: WEM014	Site Ref: WEM016	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	-	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	-	-	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	+	-	-	-	-
	Children's playground		-	+	+	+	+	+	+	+	+	-	-	+	+
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	-	-	+	+
	Amenity green space		-	-	-	+	-	-	-	-	-	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		+	-	+	+	+	+	+	+	-	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	-	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	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	
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	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	-	-	-	-	-	
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			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+		+	+							+	+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-11	-3	-3	3	-1	-2	-4	1	-8	-8	-1	2	
Overall Sustainability Conclusion			Poor	Fair	Fair	Good	Fair	Fair	Fair	Good	Poor	Poor	Fair	Good	
Range is 6 to -11 Good is 6 to 1 Fair is 0 to -5 Poor is -6 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:
			WEM018	WEM020	WEM021	WEM025	WEM026	WEM027	WEM028X	WEM029	WEM030	WEM031	WEM032
1	Site wholly or partly within one or more of the following (record all that apply):												
	Special Area of Conservation	Yes = double minus score (--) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	-
4	Site contains one or more (or part) of the following² (record all that apply):												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within 480m³ of one or more of the following (record all that apply):												
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	-	-	-	-	+	-
	GP surgery		+	-	+	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		+	+	+	-	-	-	-	-	-	-	-
	Leisure centre		-	-	+	+	-	-	-	-	-	-	-
	Children's playground		+	+	+	+	+	+	-	+	+	+	-
	Outdoor sports facility		+	+	+	+	+	-	-	+	+	+	-
	Amenity green space		+	-	-	-	+	+	-	+	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	-	-	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	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
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
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	Site wholly/partly within/contains any of the following (record all that apply):												
	a World Heritage Site or its buffer zone	Yes = double minus score (--) No = zero score (0)	0	0	0	0	0	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
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	0	0
	300m of a Conservation Area		-	-	-	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
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+		+				+		+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			6	-5	3	0	0	-5	-7	0	-2	4	-6
Overall Sustainability Conclusion			Good	Fair	Good	Fair	Fair	Fair	Poor	Fair	Fair	Good	Poor
Range is 6 to -11 Good is 6 to 1 Fair is 0 to -5 Poor is -6 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:	
			WEM034	WEM035	WEM036	WEM037	WEM038	WEM038VAR	WEM039	WEM040	WEM041	WEM042	WEM044	WEM045	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	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	
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	+	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	+	-	-	-
	Library(permanent or mobile library stop)		+	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	+	-	-	-	-
	Children's playground		+	-	-	+	+	+	+	+	+	+	-	-	-
	Outdoor sports facility		+	+	-	+	+	+	+	+	+	+	-	-	-
	Amenity green space		-	-	-	-	-	+	-	-	+	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	+		-	+	+	+	+	+	+	+	+	-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	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	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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
	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	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
	Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-4	-7	-6	-3	-4	-2	-3	-2	2	-11	-6	-6	
Overall Sustainability Conclusion			Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Good	Poor	Poor	Poor	
Range is 6 to -11 Good is 6 to 1 Fair is 0 to -5 Poor is -6 to -11															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			WEM046	WEM047	WEM048	WEM048VAR
1	Site wholly or partly within one or more of the following (record all that apply):					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within buffer zone¹ of one or more (record all that apply):					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	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	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	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	0
4	Site contains one or more (or part) of the following² (record all that apply):					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within 480m³ of one or more of the following (record all that apply):					
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-
	GP surgery		-	-	-	-
	Library(permanent or mobile library stop)		-	+	+	+
	Leisure centre		-	-	-	-
	Children's playground		-	-	+	+
	Outdoor sports facility		-	+	+	+
	Amenity green space		-	-	-	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	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
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (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	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within buffer zone⁵ of one or more (record all that apply):					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		0	0	0	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	-	-
300m of a Listed Building	-		-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)				
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)				
Please note: where a site falls into more than one category, highest sensitivity category is recorded						
Overall Score			-8	-2	-2	0
Overall Sustainability Conclusion			Poor	Fair	Fair	Fair
Range is 6 to -11 Good is 6 to 1 Fair is 0 to -5 Poor is -6 to -11						

Community Hub: Clive

Criteria	Criteria Description	Scoring Guide	Site Ref: CLV001	Site Ref: CLV002	Site Ref: CLV003	Site Ref: CLV004	Site Ref: CLV005	Site Ref: CLV006	Site Ref: CLV007	Site Ref: CLV008	Site Ref: CLV009	Site Ref: CLV010	Site Ref: CLV012	Site Ref: CLV013	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	-	-
	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
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	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	+	+	+	+	-	+	-	
	GP surgery		-	+	-	+	-	-	+	+	+	-	+	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	-	+	+	+	+	+	+	+	+	-	-
	Outdoor sports facility		+	+	-	+	+	+	+	+	+	+	+	+	-
	Amenity green space		+	+	-	+	+	+	+	+	+	+	+	+	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	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	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	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	0
	a Registered Park or Garden		0	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	0
a Listed Building	0		0	0	0	-	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	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	0
	300m of a Registered Park or Garden		0	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	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	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
	Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-3	1	-11	-2	-4	-2	0	0	-4	-3	-2	-5	
Overall Sustainability Conclusion			Good	Good	Poor	Good	Fair	Good	Good	Fair	Good	Good	Fair	Fair	
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:
			CLV019	CLV015	CLV016	CLV017	CLV018	CLV019
1	Site wholly or partly within one or more of the following (record all that apply):							
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):							
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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
	500m of Ancient woodland		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	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):							
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	
5	Site boundary within 480m³ of one or more of the following (record all that apply):							
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	+	+	+
	GP surgery		+	-	+	+	+	+
	Library(permanent or mobile library stop)		+	-	-	-	-	+
	Leisure centre		-	-	-	-	-	-
	Children's playground		-	-	+	-	-	-
	Outdoor sports facility		+	-	+	+	-	+
	Amenity green space		+	-	+	-	-	+
Accessible natural green space (natural/semi-natural green space)	-		-	-	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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
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	Site wholly/partly within/contains any of the following (record all that apply):							
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):							
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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								
Overall Score			0	-8	0	-1	-4	0
Overall Sustainability Conclusion			Good	Poor	Good	Good	Fair	Good
Range is 0 to -11 Good is 0 to -3 Fair is -4 to -7 Poor is -8 to -11								

Community Hub: Hadnall

Criteria	Criteria Description	Scoring Guide	Site Ref: HDL001	Site Ref: HDL003	Site Ref: HDL003VAR	Site Ref: HDL006	Site Ref: HDL007	Site Ref: HDL008	Site Ref: HDL009	Site Ref: HDL010	Site Ref: HDL011	Site Ref: HDL012	Site Ref: HDL013	Site Ref: HDL014	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	+	+	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	+	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	+	+	+	+	+	+	+	+	+	+	+	+
	Outdoor sports facility		-	+	+	+	-	+	+	+	+	+	+	+	+
	Amenity green space		-	+	+	-	-	+	+	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		+	+	+	+	+	+	+	-	-	+	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	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	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	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	0
	a Registered Park or Garden		0	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	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	0
	300m of a Registered Park or Garden		0	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	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	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-10	1	2	-1	-7	1	0	-5	-4	-4	-5	1	
Range is 2 to -10 Good is 2 to -2 Fair is -3 to -6 Poor is -7 to -10 Overall Sustainability Conclusion			Poor	Good	Good	Good	Poor	Good	Good	Fair	Fair	Fair	Fair	Good	

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			HDL015	HDL016	HDL017	HDL018
1	Site wholly or partly within one or more of the following (record all that apply):					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within buffer zone¹ of one or more (record all that apply):					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	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	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	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
4	Site contains one or more (or part) of the following² (record all that apply):					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within 480m³ of one or more of the following (record all that apply):					
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+
	GP surgery		-	-	-	-
	Library(permanent or mobile library stop)		-	-	+	+
	Leisure centre		-	-	-	-
	Children's playground		+	-	+	-
	Outdoor sports facility		+	-	+	+
	Amenity green space		+	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0
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	Site wholly/partly within/contains any of the following (record all that apply):					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	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	Site boundary within buffer zone⁵ of one or more (record all that apply):					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	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	
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						
Overall Score			0	-10	2	1
Range is 2 to -10 Good is 2 to -2 Fair is -3 to -6 Poor is -7 to -10 Overall Sustainability Conclusion			Good	Poor	Good	Good

Community Hub: Shawbury

Criteria	Criteria Description	Scoring Guide	Site Ref: SHA001	Site Ref: SHA002	Site Ref: SHA003	Site Ref: SHA004	Site Ref: SHA005	Site Ref: SHA007	Site Ref: SHA009	Site Ref: SHA010	Site Ref: SHA011	Site Ref: SHA012	Site Ref: SHA015	Site Ref: SHA016	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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
	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	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	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	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	+	+	-	-	-	+	
	GP surgery		-	-	-	-	-	-	+	+	-	-	-	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		+	+	+	+	+	+	+	+	+	-	+	-	
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	-	+	+	
	Amenity green space		+	+	+	+	+	+	+	+	+	-	+	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	+	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	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	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	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	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	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	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
	Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-4	-3	-6	-6	-5	0	-1	-1	-5	-12	-3	-3	
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Good	Good	Good	Fair	Poor	Good	Good	
Range is 0 to -12 Good is 0 to -4 Fair is -5 to -8 Poor is -9 to -12															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			SHA017	SHA018	SHA019
1	Site wholly or partly within one or more of the following (record all that apply):				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	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	Site boundary within buffer zone¹ of one or more (record all that apply):				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	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
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	Site contains one or more (or part) of the following² (record all that apply):				
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0
	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	Site boundary within 480m³ of one or more of the following (record all that apply):				
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+
	GP surgery		-	-	+
	Library(permanent or mobile library stop)		-	-	-
	Leisure centre		-	-	-
	Children's playground		-	-	-
	Outdoor sports facility		-	-	+
Amenity green space	-		-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0
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	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	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	Site boundary within buffer zone⁵ of one or more (record all that apply):				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	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	-		-	-	
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					
Overall Score			-12	-12	-2
Overall Sustainability Conclusion			Poor	Poor	Good
Range is 0 to -12 Good is 0 to -4 Fair is -5 to -8 Poor is -9 to -12					

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

Key Centre: Wem

Site Assessment - Stage 2b

Site Reference:	WEM002
Site Address:	Land to east of Wem Industrial Estate, Wem
Settlement:	Wem
Site Size (Ha):	14.13
Indicative Capacity (Dwellings):	424
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field SW of Lower Lacon Caravan Park and B5065 Prees Rd.
Surrounding Character:	Agricultural. Wem industrial estate to NW and Caravan Park to N
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	Approximately 60% of the site is located within flood zone 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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM003
Site Address:	Land at Coed Hill, Wem
Settlement:	Wem
Site Size (Ha):	3.11
Indicative Capacity (Dwellings):	93
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Two small pastures with high hedges to the north, south and east and dividing the fields.
Surrounding Character:	Housing (n & w), promoted development land (e), agriculture & river (s)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM004
Site Address:	Land at Wem Industrial Estate, Wem
Settlement:	Wem
Site Size (Ha):	2.13
Indicative Capacity (Dwellings):	64
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Former military land, now willow scrub woodland, pasture and overgrown fallow land with an industrial estate access running along W boundary. Fencing and some hedging to boundaries
Surrounding Character:	Wem Industrial Estate to N, Soulton Rd to S, access to Aston Grange to E
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM005
Site Address:	Land West of the Industrial Estate, Wem
Settlement:	Wem
Site Size (Ha):	8.46
Indicative Capacity (Dwellings):	254
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Triangular area of grazing land East of Wem and railway line, west of Industrial Estate
Surrounding Character:	Housing (s), Industrial estate (n), railway line (e), agriculture (w)
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	In isolation, the sites only potential access is through the adjacent employment estate. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM006
Site Address:	Coed Hill, Aston Road, Wem
Settlement:	Wem
Site Size (Ha):	1.15
Indicative Capacity (Dwellings):	34
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Residential curtilage
Surrounding Character:	Housing (n & w), promoted development land (e), agriculture (s)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM007
Site Address:	Land south of Aston Road, Wem
Settlement:	Wem
Site Size (Ha):	2.31
Indicative Capacity (Dwellings):	69
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 10%
General Description:	The area consists of two small pastures with high hedges to the north, south and east and dividing the fields.
Surrounding Character:	Housing (n, e & w), sewage treatment works to SW, agriculture (s)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM009
Site Address:	land behind Fothergill Way, Wem
Settlement:	Wem
Site Size (Ha):	5.28
Indicative Capacity (Dwellings):	159
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural land bounded by hedges in floodplain north of River Roden and SW of Wem, bounded by watercourses and not adjoining the Development Boundary
Surrounding Character:	Agricultural land. Residential areas (not adjoining) to the N and E
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²:</p> <p>Strategic Suitability³:</p> <p>The majority of the site is located within flood zones 2 and/or 3. The remaining element of the site is separated from the built form of the settlement.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM010
Site Address:	Land off Pyms Road, Wem
Settlement:	Wem
Site Size (Ha):	4.17
Indicative Capacity (Dwellings):	125
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	agricultural field on gently sloping ground with hedgerow / fenced boundaries
Surrounding Character:	Housing (e), hotel (s), agriculture
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM011
Site Address:	Land off The Whitchurch Road Creamore Farm, Wem
Settlement:	Wem
Site Size (Ha):	2.90
Indicative Capacity (Dwellings):	87
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural land bounded by hedges / fencing.
Surrounding Character:	Currently surrounded by agricultural land, remote from Wem urban boundary. Promoted land WEM013 to S
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM013
Site Address:	Land to the north-east of Millhouse Farm, Wem
Settlement:	Wem
Site Size (Ha):	5.57
Indicative Capacity (Dwellings):	167
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road, West half of site (fields 7194 & 8693) is within Wem TC parish. Watercourse along Northern boundary and crossing middle of site N-S
Surrounding Character:	Residential S, promoted land N, agriculture E&W
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM014
Site Address:	Land to the East of Wem
Settlement:	Wem
Site Size (Ha):	2.23
Indicative Capacity (Dwellings):	67
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Former military site, now rough grazing and woodland
Surrounding Character:	Industrial estate (n) promoted development land (e), agriculture (w)
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM016
Site Address:	Land to the rear of Garth Erfyl, Soultton Road, Wem
Settlement:	Wem
Site Size (Ha):	1.46
Indicative Capacity (Dwellings):	44
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	agricultural land bounded by hedges NE of Hazlitt Place
Surrounding Character:	Housing (s), railway line (e), agriculture (n & w)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM018
Site Address:	Land behind 18-34 Aston Road, Wem
Settlement:	Wem
Site Size (Ha):	1.27
Indicative Capacity (Dwellings):	38
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Vacant open land / rough grazing within development boundary, enclosed by housing (S & E) and the railway (N & W)
Surrounding Character:	housing (S & E) and the railway (N & W)
Suitability Information: (from SLAA)	Currently Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM020
Site Address:	Millfields, Mill Street, Wem
Settlement:	Wem
Site Size (Ha):	0.41
Indicative Capacity (Dwellings):	12
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Former Mill race, bounded by New St and Mill House (E) open floodplain land (W), River Roden and residential (S) and residential (N)
Surrounding Character:	New St and Mill House (E) open floodplain land (W), River Roden and residential (S) and residential (N)
Suitability Information: (from SLAA)	Currently Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
	Strategic Suitability³:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM021
Site Address:	Builders Yard, New Street, Opposite Park Road, Wem
Settlement:	Wem
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Former builders yard bounded by walls to side and rear. Buildings on New St frontage and N end of site
Surrounding Character:	Residential (N & S), employment uses to E and W
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹: 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>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM025
Site Address:	Land off Trentham Road, Wem
Settlement:	Wem
Site Size (Ha):	1.27
Indicative Capacity (Dwellings):	38
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field on the NW edge of the built area of Wem, bounded by hedges
Surrounding Character:	Residential (S&E); Agric (N); promoted land and isolated residential to W
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM026
Site Address:	Land off Soulton Road (Opposite Cricket Ground), Wem
Settlement:	Wem
Site Size (Ha):	2.31
Indicative Capacity (Dwellings):	69
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Adjoining development boundary on W edge of Wem. Agricultural field bound by hedges / fences north of Soulton Rd between Ash Grove E and residential area on Soulton Rd W
Surrounding Character:	Housing (s / e / w), agriculture / promoted land (n / ne)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM027
Site Address:	Land to the north of Fismes Way, Wem
Settlement:	Wem
Site Size (Ha):	1.64
Indicative Capacity (Dwellings):	49
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road, within Wem TC parish. Watercourse along Northern and W boundary. Site is outside but adjoining development boundary.
Surrounding Character:	Residential S, promoted land N&W, agriculture & railway line E
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM028X
Site Address:	Land at Maymyo
Settlement:	Wem
Site Size (Ha):	0.12
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Garden plot located between two existing dwellings. Site boundaries are defined by the road to the north, property curtilages to east and west, and an agricultural field boundary to the south.
Surrounding Character:	Primarily residential and agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
	Strategic Suitability³: As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM029
Site Address:	Land adjoining Wem Industrial Estate, Soultan Road, Wem
Settlement:	Wem
Site Size (Ha):	2.35
Indicative Capacity (Dwellings):	70
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Former military site, now rough grazing with electricity sub-station on N boundary. Wem industrial estate to N and Aston Park residential estate development to S.
Surrounding Character:	Industrial estate (N), Residential (S), promoted land E&W
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM030
Site Address:	Land West of The Old Creamery, Aston Road, Wem
Settlement:	Wem
Site Size (Ha):	1.08
Indicative Capacity (Dwellings):	32
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Mixed site of grazing land with builders yard/storage in NE corner
Surrounding Character:	Aston Rd Business Park to East, Promoted land N and W, agriculture to S
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM031
Site Address:	Land between Soultou Road and Railway Line, Wem
Settlement:	Wem
Site Size (Ha):	3.93
Indicative Capacity (Dwellings):	118
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field bound by hedges / fences north of Soultou Rd
Surrounding Character:	surrounded by promoted agricultural land
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: Size²:
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Furthermore, the site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM032
Site Address:	Land at Shawbury Road, Wem
Settlement:	Wem
Site Size (Ha):	1.07
Indicative Capacity (Dwellings):	32
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	grazing land fronting Shawbury Rd between ribbon housing south of Shawbury Rd and the curtilage of Robinson & Young Garage services
Surrounding Character:	Garage (W), agriculture N & S, housing SE
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM033
Site Address:	Mill House Farm, Wem
Settlement:	Wem
Site Size (Ha):	2.99
Indicative Capacity (Dwellings):	90
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural fields, bounded by hedges north of Wem, East of Whitchurch Road. Watercourse along N&E boundary. Outside but adjoining development boundary to S.
Surrounding Character:	Whitchurch Rd (W), allocated land (S), promoted land (N&E)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM034
Site Address:	Land adjacent to Bridgefields, Wem
Settlement:	Wem
Site Size (Ha):	2.37
Indicative Capacity (Dwellings):	71
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Rough grazing land east of railway and south-west of Aston Road. Site is south of Harris Croft and immediately north of the River Roden in Wem Rural Parish. Outside but adjoining development boundary to N.
Surrounding Character:	Residential (N), Railway / Town centre (W), River Roden (S), sewage works (W)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM035
Site Address:	Land off Soulton Road, Wem
Settlement:	Wem
Site Size (Ha):	5.90
Indicative Capacity (Dwellings):	177
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural land south of Soulton Rd and E of Church lane.
Surrounding Character:	Residential (N & W); agriculture (S&E)
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM036
Site Address:	The Larches, Shawbury Road, Wem
Settlement:	Wem
Site Size (Ha):	4.72
Indicative Capacity (Dwellings):	142
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises 3-4 agricultural fields and the residential curtilage of the Larches, north of Shawbury Rd. The site is divorced from the built area of Wem by the railway embankment. Adjoins allocated employment site to W (ELR031).
Surrounding Character:	Ribbon housing development to the south of Shawbury Rd, agricultural land surrounds the site
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM037
Site Address:	Bank House Lane and Swain Close
Settlement:	Wem
Site Size (Ha):	2.30
Indicative Capacity (Dwellings):	69
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on SW edge of Wem, outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture, and contains farmhouse and other agricultural buildings in NE corner of site. Site has agricultural use to N, W, and S and adjoins residential development of Swains Close and Fothergill Way to W. Site boundaries are clearly defined by trees/hedgerows to N and W and with residential properties to E, however no clear definition to S - appears to be arbitrary line across field. Site also contains established trees/hedgerow as remainder of internal field boundary. Approx. 8% of site in flood zones 2 and 3. Site does not have road frontage as such and is currently accessed via Bankhouse Lane but also has vehicle access via Swain Close. Pedestrian and cycle access via same routes to established networks - pavement provision on Swain Close.
Surrounding Character:	Suburban edge of town location - some open countryside aspect alongside residential estate development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM038
Site Address:	Land North of Aston Road and South of the Cricket Ground, Wem
Settlement:	Wem
Site Size (Ha):	4.51
Indicative Capacity (Dwellings):	135
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on E edge of Wem, outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has residential use to W agriculture to S and E, Wem cricket Club to N and protected employment sites also to N and S. Site boundaries to W are defined by residential properties to S by Aston Rd to N by cricket club and employment land. E boundary not clearly defined - arbitrary line across field. Site has road frontage and current vehicle access to Aston road however SLAA proposal includes access from NE of site to Church Lane. Pedestrian and cycle access via same routes - no pavement provision.
Surrounding Character:	Suburban edge of town location - some open countryside aspect alongside residential estate and commercial development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM038VAR
Site Address:	Land North of Aston Road and South of the Cricket Ground, Wem
Settlement:	Wem
Site Size (Ha):	2.71
Indicative Capacity (Dwellings):	81
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on E edge of Wem, outside but adjoining development boundary. Site is currently in agricultural use for grazing/pasture. Site has residential use to W agriculture to S and E, Wem cricket Club to N and protected employment sites also to NE and SE. Site boundaries to W are defined by residential properties to S by Aston Rd to N by cricket club and employment land. E boundary not clearly defined - arbitrary line across field. Site has road frontage and current vehicle access to Aston road however SLAA proposal includes access from NE of site to Church Lane. Pedestrian and cycle access via same routes - no pavement provision.
Surrounding Character:	Suburban edge of town location - some open countryside aspect alongside residential estate and commercial development.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM039
Site Address:	Aston Road, Wem
Settlement:	Wem
Site Size (Ha):	2.36
Indicative Capacity (Dwellings):	71
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 30%
General Description:	Mixed site on E periphery of Wem, outside and away from development boundary. Site currently in agricultural use for grazing/pasture and overspill from adjoining business park. Site has agricultural use to N, E, and S to W is Aston Rd Business park with range of enterprises. Site boundaries are clearly defined to N and W by Aston Rd and Business Park respectively but boundaries are not physically defined on the ground to S and W. Site has road frontage and current vehicle access to Aston Rd. Pedestrian and cycle access via same route but no pavement provision for some distance along Aston rd. Small portion of site (<5%) in SE corner is in flood zones 2 and 3.
Surrounding Character:	Open countryside alongside former creamery now in business use.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM040
Site Address:	Lane at Glebe, Wem
Settlement:	Wem
Site Size (Ha):	2.55
Indicative Capacity (Dwellings):	76
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary (approx. 5% of site within development boundary). Currently 2 distinct fields in agricultural use for grazing/pasture and paddock. Site has agricultural land to W and currently to N though land to N is allocated housing site WEM003. S is further agricultural land and E is residential estate development off Lowe Hill Rd and the Old Rectory Hotel and grade 2 listed building. Site boundaries are clearly defined by adjoining properties, Lowe Hill Rd and Ellesmere Rd; and by hedgerows/trees to adjoin fields. Site contains pond in NW corner and internal established hedgerow boundary between fields and part area of veteran trees/TPOs on E boundary. Site has road frontage to both Lowe Hill Rd and Ellesmere Rd though vehicle access only from Lowe Hill Rd. pedestrian and cycle access via Lowe Hill Rd - pavement provision.
Surrounding Character:	Suburban edge of town location - some open countryside aspect alongside residential estate development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM041
Site Address:	Land west of Whitchurch Road, Wem
Settlement:	Wem
Site Size (Ha):	5.29
Indicative Capacity (Dwellings):	159
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on N edge of Wem. Site is 2 distinct fields currently in agricultural use for grazing/pasture. Site has agricultural use to N, E, and W and residential use and community allotments to S. Site boundaries to adjoining fields are clearly defined by hedgerows in some cases supplemented by fencing; site boundaries to S are clearly defined by adjoining residential properties. Site has road frontage and current vehicle access to Whitchurch Rd (B5476) on E and Love Lane to S. Pedestrian and cycle access via same route but no pavement provision for some distance on Whitchurch Rd.
Surrounding Character:	Suburban edge of town location - some open countryside aspect alongside residential estate development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM042
Site Address:	Land at Woodhouse Farm, Shawbury Road, Wem
Settlement:	Wem
Site Size (Ha):	1.41
Indicative Capacity (Dwellings):	42
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Isolated greenfield site in open countryside considerable distance from development boundary and Wem built up area. Site is currently in agricultural use for grazing/pasture and is surrounded by agricultural use. Boundaries are clearly defined by hedges and trees with adjoining fields and by Shawbury Rd to N and by Tilley Green Lane to S. Site has road frontage and vehicle access from Shawbury Rd. pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem.
Surrounding Character:	Open countryside
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²:</p> <p>Strategic Suitability³: The site is separated from the built form of the settlement by land that has not been promoted for consideration.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM044
Site Address:	The Larches, Shawbury Road, Wem
Settlement:	Wem
Site Size (Ha):	1.28
Indicative Capacity (Dwellings):	38
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on E edge of Wem. Currently in agricultural use for grazing/pasture. Site adjoins current agricultural land that is allocated employment site to W and other agricultural land N, S and E that are promoted SLAA sites. Site also has individual residential properties to SE corner. Site boundaries are clearly defined on all sides by trees/hedgerows. Watercourse along W boundary.. Site has road frontage and current vehicle access to Shawbury Rd. Pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem town centre
Surrounding Character:	Currently open countryside in agricultural use with some scattered residential development along Shawbury road.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM045
Site Address:	Larches Wem Employment
Settlement:	Wem
Site Size (Ha):	2.34
Indicative Capacity (Dwellings):	70
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary on E edge of Wem. Currently in agricultural use for grazing/pasture. Site adjoins current agricultural land that is promoted SLAA site to W and other agricultural land to N that is also promoted SLAA sites. Site also has individual residential properties to SE corner. Site boundaries are clearly defined on all sides by trees/hedgerows. Site has road frontage and current vehicle access to Shawbury Rd. Pedestrian and cycle access via same route to established network - pavement provision along Shawbury Rd to Wem town centre
Surrounding Character:	Currently open countryside in agricultural use with some scattered residential development along Shawbury road.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM046
Site Address:	Land South of Roden Grove, Wem
Settlement:	Wem
Site Size (Ha):	2.99
Indicative Capacity (Dwellings):	90
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field bounded to the north by a development site; to the west by the River Roden; to the south by a wooded area and to the east by an agricultural field.
Surrounding Character:	Surrounding character is predominantly agricultural. However land to the north of the site has Planning Permission for a residential development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM047
Site Address:	Land at Shawbury Road (B5063), Wem
Settlement:	Wem
Site Size (Ha):	5.36
Indicative Capacity (Dwellings):	161
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field to the south east of Wem. The site is allocated for employment development.
Surrounding Character:	Character to the east is primarily agricultural. Character to the south is primarily either agricultural or employment based. Character to the north is primarily either agricultural or residential. Character to the west is primarily residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM048
Site Address:	Land north and east of the Shawbury Road Employment Allocation, Wem
Settlement:	Wem
Site Size (Ha):	7.03
Indicative Capacity (Dwellings):	211
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two agricultural fields located to the north and east of an existing employment allocation. The site lies to the east of the railway line.
Surrounding Character:	Character to the south and east is predominantly agricultural. Character to the north is a mix of agricultural and residential. Character to the west is residential, but is separated from this site by the railway line.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	Approximately 70% of the site is located within flood zones 2 and/or 3. In isolation 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. However, there are other promoted sites which could also provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	WEM048VAR
Site Address:	Land north and east of the Shawbury Road Employment Allocation, Wem
Settlement:	Wem
Site Size (Ha):	11.02
Indicative Capacity (Dwellings):	331
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two agricultural fields located to the north and east of an existing employment allocation. The site lies to the east of the railway line.
Surrounding Character:	Character to the south and east is predominantly agricultural. Character to the north is a mix of agricultural and residential. Character to the west is residential, but is separated from this site by the railway line.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Community Hub: Clive

Site Assessment - Stage 2b

Site Reference:	CLV001
Site Address:	Land at Clive
Settlement:	Clive
Site Size (Ha):	10.90
Indicative Capacity (Dwellings):	327
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in countryside location adjoining N edge of Clive - not Hub or Cluster or development boundary in SAMDev. Site sub-divided into 2 fields both currently in agricultural use for arable/fodder crops. Site has agricultural land to N, SE, E, and NW with residential properties to W and SW. Site boundaries are clearly defined by hedgerows and trees to S and E and by fencing/hedgerows to W and N. Site has no road frontage and is accessed by unsurfaced track from Station Rd. Pedestrian and cycle access also via Station Rd to existing established network.
Surrounding Character:	Open countryside and farmland
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV002
Site Address:	Land East of Clive
Settlement:	Clive
Site Size (Ha):	13.08
Indicative Capacity (Dwellings):	392
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in countryside location to NE edge of Clive - not Hub or Cluster or development boundary in SAMDev. Site not connected to and not adjoining any existing built development. Site sub-divided into 2 fields both currently in agricultural use for arable/fodder crops. Site is surrounded by land in agricultural use with some individual residential properties to NW and S of site. Site boundaries are clearly defined by established hedgerows with some mature trees apart from southernmost boundary which is not defined on the ground. Also internal established hedge boundary between 2 fields. Site has road frontage and current vehicle access to Wem Rd. Pedestrian and cycle access also via Wem Rd but no pavement provision.
Surrounding Character:	Agricultural/farmland - open countryside
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV003
Site Address:	Land adjacent to the Sewage Works, Station Road, Clive
Settlement:	Clive
Site Size (Ha):	1.39
Indicative Capacity (Dwellings):	42
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in countryside location to SW of Clive - not Hub or Cluster or development boundary in SAMDev. Site not connected to and not adjoining any existing residential development though site does adjoin sewage treatment works. Site is part of larger field unit and is currently in agricultural use for grazing and fodder crops. Greenfield site part superseded by CLV015. Site has sewage treatment work on W boundary and 2 residential properties SW boundary but is otherwise surrounded by agricultural land. Boundaries are clearly defined to W with sewage treatment work and hedgerows; to S with residential properties to N by hedgerow and treatment works access track; to SW by hedgerow and Station Rd. Boundary to E with remainder of field unit is not discernible on the ground. Site has road frontage onto Station Rd but current vehicle access to this site is not clear (larger unit has access from Station Rd). Pedestrian and cycle access also no clear except through remaining part of field unit to Station Rd.- no pavement provision on Station rd.
Surrounding Character:	Agricultural and open countryside apart from buildings and plant of sewage treatment works immediately to W.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV004
Site Address:	Land off Back Lane, Clive
Settlement:	Clive
Site Size (Ha):	0.35
Indicative Capacity (Dwellings):	10
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in countryside location adjoining built development to S of Clive - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use for grazing to rear of Clive Village Club. Site has residential properties to N, E and S and agricultural land to W. Site boundaries to N, E and S are defined by adjoining properties; boundary to W is not discernible on the ground. Site contains established trees in NW corner. Site has no road frontage and current access appears to be via shared access with Social Club.
Surrounding Character:	Residential development to E , S and N open farmland to W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV005
Site Address:	Land at Mine Bank, off Drawwell, Clive
Settlement:	Clive
Site Size (Ha):	0.36
Indicative Capacity (Dwellings):	11
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small mixed site adjoining S proximity of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site currently contains pair semi-detached dwellings and gardens as well as further paddock type land used for rough grazing. Site has existing residential development to N and farmland to E, W, and S. Boundaries are clearly defined on all four sides with adjoining properties to N and by trees/hedgerows on all other sides. Site has road frontage and existing vehicle access from Drawwell. Pedestrian and cycle access via Drawwell to existing established network - although no pavement on Drawwell.
Surrounding Character:	On S end of village so one side is residential, other 3 sides open countryside and farmland.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV006
Site Address:	Land south of Mine Bank, off Drawwell, Clive
Settlement:	Clive
Site Size (Ha):	0.22
Indicative Capacity (Dwellings):	6
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small greenfield site adjoining S proximity of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is part of much larger field unit to W. Site currently used for grazing/fodder crops. Site has existing residential development to N and farmland to E, W, and S. Boundaries are clearly defined on 3 sides with adjoining properties to N and by trees/hedgerows to E and S; important boundary to W is not discernible on the ground. . Site has road frontage to Drawwell but no separate vehicle access would have to be shared with site CLV005. pedestrian and cycle access would have to be shared with CLV005 as well.
Surrounding Character:	On S end of village so one side is residential, other 3 sides open countryside and farmland.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³: 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).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV007
Site Address:	Land north of Meadowfield Farm, Clive
Settlement:	Clive
Site Size (Ha):	3.66
Indicative Capacity (Dwellings):	110
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site to N of Clive adjoining existing built form of village - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use for grazing/fodder crops. Site has residential development to S and W and further agricultural land to N and E. Boundaries to S and W are clearly defined by existing properties and E by established hedgerows and trees; however significant element of N boundary is not discernible. Site does not have road frontage current vehicle access to highway is via shared access with residential properties to S on High St. Pedestrian and cycle access via same route.
Surrounding Character:	Agricultural and open countryside to N and residential on other sides.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV008
Site Address:	Land at The Woodlands, Wem Road, Clive
Settlement:	Clive
Site Size (Ha):	0.68
Indicative Capacity (Dwellings):	20
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site to N of Clive adjoining existing built form of village - not Hub or Cluster or development boundary in SAMDev. Site currently in agricultural use as paddocks/for grazing/fodder crops. Site has residential development to S and E and further agricultural land to N and W. Site boundaries are clearly defined on all 4 sides to S with residential property on N and W by established hedgerows and to E by Wem Rd. Site has road frontage and current vehicle access to Wem Rd. Pedestrian and cycle access also via Wem Rd - no pavement provision on Wem Rd. Site boundary change from call for sites 2017
Surrounding Character:	Open countryside.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV009
Site Address:	Land off Drawwell, Clive
Settlement:	Clive
Site Size (Ha):	0.38
Indicative Capacity (Dwellings):	11
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in centre of village - not Hub or Cluster or development boundary in SAMDev. Site is currently in use for outdoor recreation (football pitch) and open space. Site is now owned by Parish Council and no longer in private ownership. Site is surrounded by residential properties and village hall to S and has clearly defined boundaries of hedges, fences and stone walls on all sides. There is road frontage and current highway access to Drawwell. Pedestrian and cycle access also via Drawwell to existing established networks - no pavement provision on Drawwell.
Surrounding Character:	Residential but largely individual properties not estate development.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Not Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	The majority of the site consists of an identified amenity green space.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV010
Site Address:	Land south of Station Road, Clive
Settlement:	Clive
Site Size (Ha):	2.01
Indicative Capacity (Dwellings):	60
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site adjoining W edge of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is currently in agricultural use grazing/fodder crops. Site has hedgerow boundaries on all sides with some established mature trees present especially along W boundary. The site has residential development to N and W that form the westernmost edges of the built form of the village, whilst S and W is predominantly open countryside in agricultural use. The site has road frontage and current vehicle access to Station Rd. Pedestrian and cycle access also via Station Rd - no pavement provision on Station Rd
Surrounding Character:	Residential to N and E and open countryside to S and W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV012
Site Address:	Land south of Flemley Park Farm, Clive
Settlement:	Clive
Site Size (Ha):	1.46
Indicative Capacity (Dwellings):	44
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site adjoining E edge of built form of Clive - not Hub or Cluster or development boundary in SAMDev. Site is part of 2 larger field units and is currently in agricultural use grazing/fodder crops and contains number barns and farm buildings. Site has clearly defined boundaries to W and N by hedgerow, but boundaries to E and S are not discernible on the ground and are arbitrary lines connecting edges of current built development. Site has residential use to N and W and open countryside in agricultural use to S and W. Site has road frontage and current vehicle access to High Street. Pedestrian and cycle access also via High St to existing established network - no pavement provision on High St.
Surrounding Character:	Residential to N and W and open countryside to S and E.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV013
Site Address:	Land adjacent to 1 Quarry View, Clive
Settlement:	Clive
Site Size (Ha):	0.23
Indicative Capacity (Dwellings):	7
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Isolated greenfield site away from main body of village in countryside location. Site has open countryside in agricultural use to N, W, and S and row of former quarry workers cottages to E. Site boundaries are clearly defined by hedgerows and trees to S, E, and W but N boundary is not defined on the ground. Site has road frontage and vehicle access to High St. Pedestrian and cycle access also via High St - no pavement provision.
Surrounding Character:	Open countryside in agricultural use with limited residential to W.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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 size and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV014X
Site Address:	Land adjacent to 10 Quarry View Site C
Settlement:	Clive
Site Size (Ha):	0.10
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: (from SLAA)	
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV015
Site Address:	Land off Station Road, Clive
Settlement:	Clive
Site Size (Ha):	0.78
Indicative Capacity (Dwellings):	23
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in countryside location to SW of Clive - not Hub or Cluster or development boundary in SAMDev. Site adjoins existing residential development though on westernmost edge of village Site is part of larger field unit and is currently in agricultural use for grazing and fodder crops. Site has sewage treatment works to W and 2 residential properties SW boundary but is otherwise surrounded by agricultural land. Boundaries are not clearly defined to W ; to S by Station Rd to N by hedgerow and treatment works access track. Boundary to W with remainder of field unit is not discernible on the ground. Site has road frontage onto Station Rd and current vehicle access to this site is via E corner of field . Pedestrian and cycle access also to Station Rd - no pavement provision.
Surrounding Character:	Agricultural and open countryside apart from buildings and plant of sewage treatment works immediately to W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV016
Site Address:	Land west of Wem Road, north of Clive
Settlement:	Clive
Site Size (Ha):	0.92
Indicative Capacity (Dwellings):	27
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site to N of village. In isolated location countryside location not connected to village. Site is part of larger field unit currently in agricultural use for grazing and fodder crops. Site has isolated individual properties to NW but is otherwise surrounded by open countryside in agricultural use. Boundaries to N E, and S are clearly defined by hedgerows and trees. Boundary to W with rest of field unit is not clearly defined on ground. Site has road frontage and vehicle access to Wem Rd . Pedestrian and cycle access also via Wem Rd - no pavement provision on Wem Rd
Surrounding Character:	Open countryside in agricultural use
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV017
Site Address:	Land north of High Street, Clive
Settlement:	Clive
Site Size (Ha):	1.01
Indicative Capacity (Dwellings):	30
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on easternmost edge of village S of and adjoining site CLV002. Site has agricultural land to N, E, and S (on opposite side High St) and residential properties to W. Site is S portion of larger field unit currently in agricultural use for arable/fodder crops. Boundaries to W, E, and S are clearly defined by hedges and trees and High St to S. N boundary with rest of larger field unit is not defined on the ground. Site has road frontage and vehicle access from High St. Pedestrian and cycle access also via High St - no pavement provision.
Surrounding Character:	Open countryside in agricultural use with exception of individual properties to W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV018
Site Address:	Land adjacent The Bungalow, Clive
Settlement:	Clive
Site Size (Ha):	0.71
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A rectangular site consisting of two thirds of an agricultural field. Site boundaries are defined by the road/property curtilage to the north, agricultural field boundaries to east and west and are undefined to the south.
Surrounding Character:	Predominantly agricultural, with one dwelling adjacent and further residential in wider vicinity, separated by agricultural land.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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 size and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	CLV019
Site Address:	Land east of Clive Hall, Clive
Settlement:	Clive
Site Size (Ha):	0.70
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Irregularly shaped wooded site located to the east of Clive Hall. Site boundaries are defined by a road/access track to the north and east, an agricultural field boundary to the south and are undefined to the west.
Surrounding Character:	Residential and agricultural.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Community Hub: Hadnall

Site Assessment - Stage 2b

Site Reference:	HDL001
<i>Site Address:</i>	East of the A49, south of Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	0.42
<i>Indicative Capacity (Dwellings):</i>	13
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Small greenfield site in open countryside away from development boundary and other development/buildings. Located on E side of A49 to N of Beaconsfield Caravan park. Site is currently in agricultural use for rough grazing and has a number of mature trees both within and on boundaries of site. Boundaries clearly defined by trees and hedgerows. To N, E, and W is further agricultural land to S is caravan park screened by substantial belt of trees. Site has road frontage and current vehicle access to A49. Pedestrian and cycle access poor - direct to A49 although pavement on W side of road.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</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.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL003
Site Address:	Hadnall Hall, Hadnall
Settlement:	Hadnall
Site Size (Ha):	0.86
Indicative Capacity (Dwellings):	26
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Site is Hadnall Hall and remaining garden land. Hadnall hall is not listed but is substantial Victorian 'gothic' residence with local heritage significance. Not clear whether promoter wishes to retain the hall. Site is located on E edge of Hadnall and has residential use to N, E, and W; and open countryside in agricultural use to S. Site boundaries clearly defined by neighbouring properties and trees/hedgerow to S. Site has private access to Hall Drive and A49 Shrewsbury Rd though no road frontage as such. Pedestrian and cycle links via private access to existing established network.
Surrounding Character:	Individual residential properties to N, E, and W agricultural land to S.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL003VAR
<i>Site Address:</i>	Hadnall Hall, Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	0.58
<i>Indicative Capacity (Dwellings):</i>	17
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site consists of garden land to the south of Hadnall Hall. Site is located on E edge of Hadnall and has residential use to N, E, and W; and open countryside in agricultural use to S. Site boundaries clearly defined by neighbouring properties and trees/hedgerow to S. Site has private access to Hall Drive and A49 Shrewsbury Rd. Pedestrian and cycle links via private access to existing established network.
<i>Surrounding Character:</i>	Individual residential properties to N, E, and W agricultural land to S.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL006
Site Address:	Land South of Wedgefields, Hadnall
Settlement:	Hadnall
Site Size (Ha):	3.30
Indicative Capacity (Dwellings):	99
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on S edge of Hadnall to S of Wedgefields Close estate development. Site has residential development to N and W; whilst further agricultural land lies to S and E. Site boundaries are clearly defined to N by hedgerow and fences with neighbouring residential properties and to E, S, and W by hedgerows and trees. Site also has established hedgerow and mature trees bisecting site N-S. Site has road frontage and current vehicle access to A49 in SW corner. Pedestrian and cycle access via same to A49.
Surrounding Character:	Residential e development to N and individual residential properties to W; open countryside in agricultural use to S and E.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL007
Site Address:	Land south of Ladymas Road, north of Hadnall
Settlement:	Hadnall
Site Size (Ha):	1.57
Indicative Capacity (Dwellings):	47
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in agricultural use to N of main body of village but adjacent to cluster of dwellings off Ladymas Lane and A49. Site is currently occupied by number of large agricultural buildings used for livestock, storage, processing etc; at the E corner of site there are 2 residential dwellings. The site is situated in open countryside for the most part with agricultural land on all sides, this is interrupted by cluster of dwellings to NE and 2 dwellings on SW. Site boundaries are clearly defined by Ladymas Lane to N; access road and dwellings to W; hedgerows to S and A49 to E. Site has road frontage to Ladymas Lane and access road off this. Pedestrian and cycle access via this to A49 and established network.
Surrounding Character:	Open countryside interspersed with scattered residential dwellings.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL008
Site Address:	Land south of Hadnall
Settlement:	Hadnall
Site Size (Ha):	8.21
Indicative Capacity (Dwellings):	246
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site to SW of village occupying wedge of land between A49 and Shrewsbury-Crewe rail line. Site comprises 4 distinct fields all in agricultural use for grazing/pasture/fodder crops. Site has W boundary with rail line; E boundary with A49 and scattered residential properties and then with properties in main body of village; N boundary is with Station Rd as it leaves Hadnall. Site boundaries are generally hedgerows with some scattered trees and fencing to some residential properties. Internal field boundaries are marked by hedgerows and established trees. Site has main built up area of village on N boundary and scattered properties along A49 on E boundary and open countryside to S and over rail line to E. Site has road frontage to A49 on E and Station Rd to N with current road access from both. Pedestrian and cycle access via either Station Rd or A49 (pavement) to established network.
Surrounding Character:	Residential to N and E open countryside over rail line to W and S
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL009
Site Address:	Land at Wincote, Hadnall
Settlement:	Hadnall
Site Size (Ha):	1.71
Indicative Capacity (Dwellings):	51
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site comprises single detached property, outbuildings, large garden and paddock area some now used for rough grazing. Site has new/under construction residential development to E and existing estate development to NE site borders agricultural land on other 3 sides. Boundaries are clearly defined by trees and hedgerows on S,W, and E and with single track access lane on N. Site has road frontage and vehicle access to lane and potential access via new development to E. Pedestrian and cycle access via lane (no pavement) to A49 and established network.
Surrounding Character:	Countryside in appearance except to E where new residential development underway.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL010
Site Address:	Land north of Ladymas Road, north of Hadnall
Settlement:	Hadnall
Site Size (Ha):	0.68
Indicative Capacity (Dwellings):	20
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the north of Hadnall.
Surrounding Character:	Surrounding character is predominantly agricultural. However there are some rural dwellings to the east.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	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). Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL011
Site Address:	Land West of Ladymass Road, north of Hadnall
Settlement:	Hadnall
Site Size (Ha):	1.66
Indicative Capacity (Dwellings):	50
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field located to the north of Hadnall.
Surrounding Character:	Character to north, east and west is predominantly agricultural. Character to the south is also predominantly agricultural, although there are a row of rural houses immediately to the south of the site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	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). Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL012
Site Address:	Land west of the A49 and North of Chapel Road, Hadnall
Settlement:	Hadnall
Site Size (Ha):	5.23
Indicative Capacity (Dwellings):	157
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two adjacent agricultural fields located to the north of Hadnall.
Surrounding Character:	Character to the north, east and west is predominantly agricultural, although there are some rural dwellings to north and east. Character to the south is predominantly residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL013
Site Address:	Land adjacent to Crawforton, Shrewsbury Road, north of Hadnall
Settlement:	Hadnall
Site Size (Ha):	0.39
Indicative Capacity (Dwellings):	12
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a small part of an agricultural field located to the north of Hadnall.
Surrounding Character:	Surrounding character is predominantly agricultural, although there are several rural dwellings located along the A49 to the north and west.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL014
<i>Site Address:</i>	Land north of Station Road, Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	1.34
<i>Indicative Capacity (Dwellings):</i>	40
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An irregularly shaped agricultural field fronting onto Station Road.
<i>Surrounding Character:</i>	Character to the north and west is predominantly agricultural. Character to the south is a mix of residential and agricultural. Character to the east is residential (development site).
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL015
<i>Site Address:</i>	Land north of Astley Lane, Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	1.94
<i>Indicative Capacity (Dwellings):</i>	58
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An agricultural field located to the east of Hadnall.
<i>Surrounding Character:</i>	Character to north, south and east is predominantly agricultural. Character to the west is predominantly residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL016
<i>Site Address:</i>	Land to the rear of Holnon, Shrewsbury Road, north of Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	0.97
<i>Indicative Capacity (Dwellings):</i>	29
<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 rear (east) of several dwellings fronting onto Shrewsbury Road, north of Hadnall.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, apart from the rural dwellings located to the west of the site.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL017
<i>Site Address:</i>	Land west of Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	31.34
<i>Indicative Capacity (Dwellings):</i>	940
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large site consisting of a series of agricultural fields to the west of Hadnall. Site boundaries are defined by a combination of the railway line to the west, property curtilages and roads to the south and east, and roads
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	HDL018
<i>Site Address:</i>	Land south-west of Hadnall
<i>Settlement:</i>	Hadnall
<i>Site Size (Ha):</i>	8.14
<i>Indicative Capacity (Dwellings):</i>	244
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A triangular shaped site consisting of a series of agricultural fields. Site boundaries are defined by the railway line to the west, road to the east and a combination of roads and agricultural field boundaries to the north.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Community Hub: Shawbury

Site Assessment - Stage 2b

Site Reference:	SHA001
Site Address:	Land at Grove Farm, Shawbury
Settlement:	Shawbury
Site Size (Ha):	1.45
Indicative Capacity (Dwellings):	43
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary but adjacent to residential estate to E of Shawbury. Currently mix of garden land for The Groves and rough grazing/paddock land. Site has residential use to W, N, NE, and SW and agricultural land to NW, E, and S. Site boundaries are well defined by established trees and hedgerows on all sides. Site has small pond some internal hedgerows and established trees as well which may have ecological implications. Site has road frontage and current vehicle access to Wytheford Rd and potential access from Pinewood Rd from residential estate to NW. Pedestrian and cycle access via Wytheford Rd (pavement provision) to established network.
Surrounding Character:	Residential estate development to N, individual properties and agricultural land elsewhere.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA002
Site Address:	Land east of Wytheford Road, Shawbury
Settlement:	Shawbury
Site Size (Ha):	3.47
Indicative Capacity (Dwellings):	104
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary. Site is currently in agricultural use for arable/fodder crops. Site has agricultural land on all sides and a long boundary with Wytheford Rd on W. Site boundaries are clearly defined by hedgerows and trees on all sides except S end of site where boundary is not physically defined. E and N boundaries have number of established trees. Site has road frontage and current vehicle access from Wytheford Rd although actual access is not part of promoted site. No current pedestrian access or pavement provision. Cycle access via Wytheford Rd to established network.
Surrounding Character:	Open countryside.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹: Size²: Strategic Suitability³:	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).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA003
Site Address:	Land north east of Shawbury Bridge, Shawbury
Settlement:	Shawbury
Site Size (Ha):	0.69
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but immediately adjacent to development boundary on E edge of village. Currently in agricultural use for paddock/rough grazing. Site is 100% within flood zones 2 and 3. Boundaries well defined by trees and hedgerows to E and W by River Roden to N and fencing to A53 on S. Site has agricultural land to N and residential development to E, S, and W. Road frontage to A53 but no current vehicle access. Pedestrian links via pavement to village and cycle links via A53 to established network
Surrounding Character:	Residential and enclosed farmland
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Strategic Suitability³: The majority of the site is located within flood zones 2 and/or 3.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA004
Site Address:	East of Millbrook Drive, Shawbury
Settlement:	Shawbury
Site Size (Ha):	6.26
Indicative Capacity (Dwellings):	188
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary to E of Shawbury. Site is currently in agricultural use for rough grazing and arable crops. Site has residential estate development of Millbrook Dive to W and River Gardens to SW, S is River Roden and A53; E is River Roden and further agricultural land; N is agricultural land. Boundaries are well defined by river on W and S and to E with residential properties and to N by established trees and hedgerows. Site does not have road frontage but has potential access from Millbrook estate and Ridge Way to W. pedestrian and cycle links via same links to established network
Surrounding Character:	Residential and open countryside
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA005
Site Address:	Land at the Meadows, Drayton Road, Shawbury
Settlement:	Shawbury
Site Size (Ha):	1.22
Indicative Capacity (Dwellings):	37
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site adjacent to existing ribbon development on A53 but outside development boundary to E of Shawbury. Site is in agricultural use for fodder crops and lies to E of River Roden site completely within flood zones 2 and 3. Site has existing residential development to E and individual property to W and agricultural land to N and S. Site boundaries are comprised of trees and hedgerows to S E, and W to N boundary is with River Roden. Site has road frontage and current vehicle access to A53. Pedestrian and cycle access via A53 to established network, pavement provision on A53.
Surrounding Character:	Mixed agricultural/countryside and residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³: The site is entirely located within flood zones 2 and/or 3.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA007
Site Address:	White Lodge Park, Shawbury
Settlement:	Shawbury
Site Size (Ha):	18.41
Indicative Capacity (Dwellings):	552
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary to W of Shawbury village also adjoining RAF Shawbury immediately to N, W and E. Site comprises 2 fields in agricultural use for arable crops. Site has residential estate development of Carradine Close to E, MOD helicopter training base to N E, and W, RAPRA research establishment to S and agricultural land to SW. Site also contains agricultural buildings in use as farm shop on S boundary. Boundaries well defined by trees and hedgerows on all sides augmented by fencing on N and W boundaries with MOD base in particular. Site has road frontage and current vehicle access to A53. Pedestrian and cycle access via A53 to established network - pavement provision on Wem Rd to village centre.
Surrounding Character:	Open character but largely due to RAF base. Residential to S and E.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA009
Site Address:	Land rear of the old vicarage, Shawbury
Settlement:	Shawbury
Site Size (Ha):	0.26
Indicative Capacity (Dwellings):	8
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in central village location to rear of Old Vicarage but outside although still adjoining development boundary. Appears to be former garden land of Old Vicarage. Site has residential use to N and W and open space/amenity land to E and S. Site boundaries appear to be clearly defined by trees and hedgerows. Boundary trees and some trees within site are mature and established. Site in very close proximity to Scheduled monument and grade 1 listed building. Site has no road frontage as such and vehicle access is via driveway to Vicarage from Church Street. No pedestrian access, cycle access via same route to established network.
Surrounding Character:	Mixed character in village centre around listed church and scheduled monument.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA010
Site Address:	Land rear of Glebelands, Shawbury
Settlement:	Shawbury
Site Size (Ha):	4.03
Indicative Capacity (Dwellings):	121
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site near centre of village outside but adjoining development boundary. Site currently in community use as open space and outdoor recreation area. Site has agricultural use to E and S residential estate development to SW recreation ground to W and scheduled monument to N. E boundary is formed by River Roden. Boundaries are clearly defined by trees and hedgerows on S, N, and E boundaries and by fencing to residential properties on SW boundary. Site has no road frontage as such but is accessed via track across recreation road from Church St. Pedestrian and cycle access via same route to established network.
Surrounding Character:	Character to the north is predominantly woodland. Character to the south and east is predominantly agricultural. Character to the west is primarily residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA011
Site Address:	Land at Grove Farm, Shawbury
Settlement:	Shawbury
Site Size (Ha):	0.60
Indicative Capacity (Dwellings):	18
Type of Site:	Mixed
If mixed, percentage brownfield:	50%
General Description:	Mixed site outside and away from development boundary but adjacent to residential estate to E of Shawbury. Currently mix of garden land for The Groves, rough grazing/paddock land and the Groves grade 2 listed residential property. Site has residential use to W, N, NE, and agricultural land to NW, E, and S. Site boundaries are well defined by established trees and hedgerows on all sides. Site has some internal hedgerows and established trees as well which may have ecological implications. Site has road frontage and current vehicle access to Wytheford Rd via adjoining submission (SHA001) and potential access from Pinewood Rd from residential estate to NW. Pedestrian and cycle access via Wytheford Rd (pavement provision) to established network.
Surrounding Character:	Residential estate development to N, individual properties and agricultural land elsewhere.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA012
Site Address:	Land north east of Mytton Lane, Shawbury
Settlement:	Shawbury
Site Size (Ha):	5.70
Indicative Capacity (Dwellings):	171
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary. S portion of large field in agricultural use for crop production to E of village adjoining N boundary of The Groves residential estate development. Otherwise site has agricultural land to N,, E and W. Site boundaries are well defined by trees and hedgerows to E and W and with additional fencing to residential properties to S; N boundary is not physically defined - follows line of PROW across field. Site has road frontage to A53 but current vehicle access is via adjoining fields. Site has pedestrian links via pavement to Shawbury and cycle links via A53 to established network.
Surrounding Character:	Countryside/agricultural landscape with residential estate development to S.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA015
Site Address:	Land east of Wem Road, Shawbury
Settlement:	Shawbury
Site Size (Ha):	5.10
Indicative Capacity (Dwellings):	153
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is in agricultural use (cropping) and lies in the north of the settlement. The sites western boundary is defined by Wem Road. Its northern and eastern boundaries are defined by agricultural field boundaries. Its southern boundary is defined by residential curtilages.
Surrounding Character:	Land to the west and north comprises RAF Shawbury, agriculture to the east and residential to the south.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA016
Site Address:	Park House Farm, Shawbury
Settlement:	Shawbury
Site Size (Ha):	1.43
Indicative Capacity (Dwellings):	43
Type of Site:	Mixed
If mixed, percentage brownfield:	40%
General Description:	Site contains a sewage works, electricity sub station, Park House farm with associated residential buildings and an agricultural contractors.
Surrounding Character:	Smithers Rapra chemical research laboratories is on the opposite side of the A53 to this site. Land to the north, east and south is in agricultural use.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA017
Site Address:	Opposite Oak Dene, South of Shawbury
Settlement:	Shawbury
Site Size (Ha):	15.07
Indicative Capacity (Dwellings):	452
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is in agricultural use (cropping) and is located some distance from Shawbury to the south west, in the area known as Shawbury Heath.
Surrounding Character:	A few bungalows lead into a small industrial estate to the west of the site and there is a farm to the south-west. The remainder of the surrounding land is in agricultural use.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion: Availability¹: Size²: Strategic Suitability³:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA018
<i>Site Address:</i>	Land off Mytton Lane, Shawbury
<i>Settlement:</i>	Shawbury
<i>Site Size (Ha):</i>	13.01
<i>Indicative Capacity (Dwellings):</i>	390
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site is n agricultural use (cropping) and lies to the east of The Groves housing estate.
<i>Surrounding Character:</i>	Residential to the west, Woodlands Farm to the south, agriculture for the remainder.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	SHA019
Site Address:	Between Shrewsbury Rd and Poynton Rd, Shawbury
Settlement:	Shawbury
Site Size (Ha):	5.25
Indicative Capacity (Dwellings):	157
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is in agricultural use and lies to the west of Poynton Lane and to the south-west of the centre of Shawbury
Surrounding Character:	Site is adjacent to a housing estate in the east, all other land is in agricultural use.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

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

Key Centre: Wem

Site Assessment - Stage 3

Site Reference:	WEM003
<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>	18%
<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>	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 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>	Assuming access via private track is permitted to Aston 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. Unlikely to be able to achieve the necessary improvements at the junction of the track and Aston Road for scale of development likely to go ahead - 93 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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>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 and Clarepool Moss. See LPR HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The southern section of the site forms an Env. Network corridor (due to the presence of the adjacent river). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, otters, water voles, white-clawed crayfish, reptiles, badgers and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Agricultural land hedgerows and scattered curtilage trees wildlife corridor to the south</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Sewage treatment works to the west (approx. 90m from western edge of site).</p>

<i>Public Protection Comments Management of Constraints:</i>	Suggest a suitable stand off distance would be necessary to reduce odour impact.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary. Whilst the site is fairly close to town centre facilities and services this location is undermined by highway and traffic issues associated with the rail crossing. SA is generally fair, but shows limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM006
<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
<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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. 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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Site may contain priority habitats - botanical survey required. Site contains Env. Network corridor. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers 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>	Opportunity to increase GCN habitat and connectivity.
<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>	Heavily treed site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Very low density only
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from road along north of site boundary.

<i>Public Protection Comments Management of Constraints:</i>	Suggest a suitable stand off distance and glazing would mitigate adequately.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary. Whilst the site is fairly close to town centre facilities and services this location is undermined by highway and traffic issues associated with the rail crossing. SA is generally fair, but identifies flood risk to part of the site and limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM007
<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>	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>	2%
<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>	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>	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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. 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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Site may contain priority habitats - botanical survey required. The southern section of the site forms an Env. Network corridor (due to the presence of the adjacent river). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, otters, water voles, white-clawed crayfish, reptiles, badgers 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>	
<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 site with hedgerow and scattered curtilage trees wildlife corridor to the south one mature tree subject to TPO on north road boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	Sewage treatment works adjacent to site.
<i>Public Protection Comments Other Constraints:</i>	Sewage treatment works adjacent to site.

<i>Public Protection Comments Management of Constraints:</i>	suggest that use of the northern part of the site may be suitable for residential with properties getting no closer than existing properties (e.g. above the field boundary that runs approx. east west across the site. Reg Services would object to residential any further south on grounds of odour and in addition con land conditions may be necessary in parts of the southern half of the site.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary close to the town sewage treatment works. Whilst the site is fairly close to town centre facilities and services this location is undermined by highway and traffic issues associated with the rail crossing. SA is generally fair, but identifies flood risk to part of the site and limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM010
<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>	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>	
<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>	Junction needs to be south of existing speed limit.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<i>Ecology Comments Significant Constraints:</i>	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. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There are GCN records in close proximity to this site. Requires ECLA and surveys for 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 all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains site of ?19th century brick field (HER PRN 28266).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	In combination with the allocated SAMDev site to south, good design and landscaping could help to soften the existing hard urban edge along Low Hill Road.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land / hedgerows
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land due to past land use of part of the site.

<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	The site lies outside, but adjacent to the DB and adjoins the existing housing SAMDev allocation which is expected to begin delivery in 2019, and is therefore considered a natural extension to the settlement. A hedgerow provides a strong defensible boundary to the western edge of the site, with Lowe Hill Road and the existing housing allocation providing boundaries to the north, east and south respectively, creating a sense of containment. SA indicates good performance.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	The existing 30mph zone should be relocated. Access off Lowe Hill Road could also facilitate the delivery of WEM025 . Potential need for mitigation for EU protected species (GCN). Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Need for road crossing in this location. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Allocate for housing
Reasoning	The site represents a natural extension to the existing SAMDev allocated site to the south. There may be an opportunity to share a point of access (vehicular, cycle pedestrian) between the proposed site and the current allocation. The site's location to the north-west of the town mitigates any safety concerns related to the operation of the level crossing. There are limited environmental constraints, opportunities to masterplan and phase if required.
If proposed for Allocation, Potential Capacity:	120
If proposed for Allocation Design Requirements:	Second phase to the existing SAMDev allocation at Pym's Road. Layout and design should therefore be consistent between the phases. There may also be opportunities to provide physical linkages between the sites and a shared point of access. However, if necessary it is considered a suitable separate vehicle access can be achieved into this preferred option site from Pym's Road. Development to provide a mix of housing type and tenure to reflect local needs.

Site Assessment - Stage 3

Site Reference:	WEM011
<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>	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>	
<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 new vehicular access onto Whitchurch Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM041, WEM033 and WEM013 would provide future turning opportunity for town bus service to serve this area.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a ditch on the site that forms an Env. Network corridor. The ditch and hedgerows should be protected and buffered. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a medium size, so may have some archaeological potential. Site also falls beyond the existing built edge of the town and development likely to be incongruous within the immediate rural surroundings.
<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>	Curtilage trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west of site creating noise.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	The site is separated from the development boundary to the N of the town, in a location which is relatively remote from local services. SA performance is relatively poor.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Countryside
Reasoning	distance to town centre amenities, traffic impact on existing New St junction and cross town traffic problems
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM013
<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>	4%
<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>	
<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 new vehicular access onto Whitchurch Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shred roundabout junction linked to WEM041, WEM011 and WEM013 would provide future turning opportunity for town bus service to serve this area.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Japanese knotweed has been recorded nearby - if this is present on the site, it will need removing prior to any development. A ditch runs along the western and southern boundaries that form an Env. Network corridor. The ditch and hedgerows should be protected and buffered. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a large size, 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>	
<i>Tree Comments Other Constraints:</i>	Curtilages have high number of mature trees which will influence density
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Retain mature trees towards 20% canopy cover targets
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west of site creating noise. Rail to east creating noise.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the NE of the town. SA performance is relatively poor. Access through the development of adjacent land off Whitchurch Road.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Better sites available to meet development needs during this period.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM014
<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 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>	Via existing industrial estate roads to industrial estate 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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>If priority habitats are present then the site should not be developed. 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 and Clarepool Moss. See LPR HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>Site is mostly wooded, is entirely Env. Network and may contain priority habitats. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<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>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Site could potentially be restored/enhanced as priority habitat</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site formerly part of a WWII (German) PoW Camp (HER PRN 29140) and co-located with a US Army 83 Ordnance Supply Depot (now Wem Industrial Estate). WWII building remains visible on aerial photographs.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological DBA + Level 2 earthwork survey).</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Woodland site</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Old military land therefore potential land contamination. Industrial estate to north with access to site via road that runs up the eastern boundary of the site.</p>

<i>Public Protection Comments Management of Constraints:</i>	Remediation of any contamination likely to be available. Noise potentially mitigated thorough not using northern part of the site or eastern part of the site along access road to the industrial estate.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site is a piece of wooded, former military land separated from the development boundary, in a location which is remote from local services to the east of the town close to the Wem industrial estate. SA is generally fair, but identifies limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by its remote location. Site would only be acceptable if WEM026 was to come forward first. Development would lead to the loss of woodland and would require ground investigation to reflect its former military history.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM016
<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>	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 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>	
<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 finances as speed reduction measures that might be need to achieve visibility standards at the access.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a pond in the south-east of the site. Should GCNs be present, a buffer of 50m will be required, reducing the developable area available. The north-western boundary forms an Env. Network corridor. The hedgerows should be buffered. Requires botanical survey, EclA and surveys for bats (buildings and trees), GCNs (ponds within 500m/250m), reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/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>	Trees and hedges wildlife corridor to the north of the site will influence design / density
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Retain existing mature trees to contribute to 20% canopy cover
<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
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the east of the town. This location is undermined by highway and traffic issues associated with the rail crossing. SA is good, but highlights potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this likely to significantly undermine the viability in development of the site.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM018
<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>	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>	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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>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 and Clarepool Moss. See LPR HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The adjacent railway line forms an Env. Network corridor. This should be enhanced and buffered. A PROW crosses the site. A botanical survey may be required. Requires EclA and surveys for bats, GCNs (ponds within 500m), reptiles, badgers and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>EA Lidar data suggests site contains some archaeological earthworks and also c. 70m E of the conjectured line of Wem's Civil War defences (HER PRN 01637), so site considered to have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological DBA + evaluation).</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Field site no tree constraints</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Rail noise from rail to the west of the site.</p>

<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, glazing and ventilation, layout and orientation of dwellings and rooms in dwellings to mitigate against noise.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site comprises undeveloped land, bounded by existing housing and the railway to the NW and crossed by a footpath to the railway footbridge within the DB, east of the railway crossing. SA is good, but highlights potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Y
Potential for Allocation?	N
Recommendation	Retain as undeveloped land
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM025
<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>	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>	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>	Trentham Rd and Lowe Hill 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>	Preference would be off Trentham Rd. If linked to WEM010 then consideration could be given to a share access junction - roundabout - at the edge of the built up area.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22

<i>Ecology Comments Significant Constraints:</i>	The presence of GCNs may reduce the developable area available. 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. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There are GCN records in close proximity to this site. If there are ponds within 50m of the site then 50m buffers around these ponds will be required, reducing the developable area available. A PROW runs along the southern boundary. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site covered by earthwork remains of ridge and furrow (HER PRN 32651), together with a former road and extractive pit. Below ground remains of a former field barn my also be present adjacent to the E boundary of the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + Level 2 earthwork survey).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerow and scattered field trees one TPO'd tree to the south
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south west of site.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, glazing and ventilation, layout and orientation of dwellings and rooms in dwellings to mitigate against noise from road.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site lies outside, but adjacent to the DB to the NW of the town. Layout and design of development will need to mitigate the Great Crested Newt population which will likely impact on site density. The SA is generally fair, but identifies limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	The existing 30mph zone should be relocated. Potential need for mitigation for EU protected species (GCN). Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Access off Lowe Hill Road could also facilitate the delivery of WEM010. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Allocate for housing
Reasoning	The site is moderately sized and provides an opportunity to round off the settlement to the north-west in contained location. The site is in walking distance of both the primary and secondary schools and is generally considered to be in a good strategic location. The site's location to the north-west of the town mitigates any safety concerns related to the operation of the level crossing.
If proposed for Allocation, Potential Capacity:	30
If proposed for Allocation Design Requirements:	Site to have a vehicular access from Trentham Road. Development to provide a mix of housing type and tenure to reflect local needs. Development to be subject to further ecological surveys to mitigate any impact on species, including Great Crested Newts. This may reduce the developable area and should be taken into account in the eventual design and layout.

Site Assessment - Stage 3

Site Reference:	WEM026
<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>	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 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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>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 and Clarepool Moss. See LPR HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>There is a pond close to the north-western boundary. Should GCNs be present, a buffer of 50m will be required, reducing the developable area available. The hedgerows should be buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), reptiles, badgers and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Possible effects on setting of Grade II listed Nos. 2 (The Cottage) & 3 Soutlon Rd (NHLE ref. 1055456). Site appears to include Greenleas, a 19th century house.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological DBA and Level 2 historic building recording if demolition of Greenleas proposed).</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage mature trees and hedgerows and scattered individual trees will influence density / design</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Retain existing mature trees to contribute to 20% canopy cover</p>
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Road to the south of the site.</p>

<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, glazing and ventilation, layout and orientation of dwellings and rooms in dwellings to mitigate against noise from road.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the east of the town. This location is undermined by highway and traffic issues associated with the rail crossing. SA is generally fair, but identifies limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM027
<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>	7%
<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 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 new development along Oakley Meadow
<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>	And assumes a link to WEM013 for pedestrians and cyclist at least preferably vehicles also.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Japanese knotweed has been recorded nearby - if this is present on the site, it will need removing prior to any development. A ditch runs along the western and northern boundaries that form an Env. Network corridor. The ditch and hedgerows should be protected and buffered. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<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>	Mature curtilage trees and hedgerows - mature trees may have influence on design and necessitate low density housing
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Retain mature trees towards 20% canopy cover targets
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to east with industrial estate further east.

<i>Public Protection Comments Management of Constraints:</i>	Noise assessment required to establish what level of noise protection is necessary.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the NE of the town immediately west of the railway line. Access through the development of adjacent land off Whitchurch Road. SA is generally fair, but identifies limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Considered that more appropriate sites available to meet development needs during this period, but potential for future development especially if further greenfield extensions are required.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM029
<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>	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>	16%
<i>Percentage of the site within 20m of a detailed river network:</i>	13%
<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>	Via existing industrial estate roads to industrial estate 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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The site is adjacent to Env. Network/woodland. The boundaries should be adequately buffered. Requires botanical survey, EcIA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity. See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formerly part of a WWII (German) PoW Camp (HER PRN 29140) and co-located with a US Army 83 Ordnance Supply Depot (now Wem Industrial Estate). WWII building remains visible on aerial photographs.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + Level 2 earthwork survey).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Curtilage trees and hedgerows and scattered field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Retain mature trees towards 20% canopy cover targets
<i>Public Protection Comments Significant Constraints:</i>	Industrial estate to the north
<i>Public Protection Comments Other Constraints:</i>	

<i>Public Protection Comments Management of Constraints:</i>	Do not consider bringing residential in close proximity with an established and busy industrial estate is feasible. A separation between industrial and residential land use is recommended.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Do not allocate
Reasoning	The site is divorced from the town and is compromised by its position to the east of the railway line. There is also concern about the site's proximity to the existing industrial area. It is considered there are more appropriate options elsewhere in the town.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WEM031
<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>	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>	Low
<i>Visual Impact Considerations: (from the LVSS)</i>	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>	Will need access via WEM026 or WEM031
<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 access is obtained through WEM026 or WEM031
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a pond on the south-western boundary. Should GCNs be present, a buffer of 50m will be required, reducing the developable area available. The north-western boundary forms an Env. Network corridor. The hedgerows should be buffered. Requires EclA and surveys for bats (trees and transects), GCNs (ponds within 500m), reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/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 site is of a medium size, 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>	scattered mature curtilage trees
<i>Tree Comments Other Constraints:</i>	open fields
<i>Tree Comments Management of Constraints:</i>	BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
<i>Tree Comments Opportunities:</i>	Retain existing trees and Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential for noise, odour, light and/or dust from industrial estate to the northeast.

<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise, odour, dust and light 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the east of the town, close to the industrial estate. This location is undermined by highway and traffic issues associated with the rail crossing. SA is good, but identifies limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed post 2036.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM032
<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>	29%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	34%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	47%
<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>	
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM036, WEM044, WEM045, WEM047 and WEM048 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Parts of the site form an Env. Network corridor (due to the presence of a ditch). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<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>	Scattered trees and hedges on site particularly in the south will influence design
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to north and commercial activities to the west.

<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to both road but more particularly the commercial use to the west when considering separation distances. E.g. I would suggest that the most western of the three fields is not developed for housing to allow suitable separation distance in order that the existing businesses to continue to operate without significant changes.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the south of the town, opposite an existing employment allocation and is divorced from the town by the railway embankment and bridge. SA is poor, reflecting limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is remote from town services and facilities and is functionally and visually divorced from the built area by the prominent railway embankment and bridge.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM033
<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>	4%
<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>	
<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 new vehicular access onto Whitchurch Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM041, WEM011 and WEM013 would provide future turning opportunity for town bus service to serve this area.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20

<i>Ecology Comments Significant Constraints:</i>	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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The northern and eastern boundaries form an Env. Network boundary . The ditch and hedgerows should be protected and buffered. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a medium size, 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>	
<i>Tree Comments Other Constraints:</i>	Curtilage trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west - 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	The site lies outside, but adjacent to the DB to the N of the town in an accessible location off Whitchurch Rd and adjoins recently completed housing and is therefore considered a natural extension to the settlement. SA indicates relatively poor performance for limited access to services, and potential impacts on protected trees and heritage assets. Relocation of the start of the 30mph zone further north of the site should be considered, along with any other traffic calming measures.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Allocate for housing
Reasoning	The site represents a natural strategic location and extension to the town relative to alternatives. The site will be accessed from the Whitchurch Road which is the main arterial road to the north of the town. The site's location to the north of the town mitigates any safety concerns related to the operation of the level crossing. Poor SA performance can be mitigated by design and layout to minimise impact on designated environmental and heritage assets.
If proposed for Allocation, Potential Capacity:	60
If proposed for Allocation Design Requirements:	Site to be developed at a low density to reflect the edge of settlement location. Site to have a vehicular access from Whitchurch Road, which may require local traffic calming measures and/or expansion of the speed limit zone. Development to provide a mix of housing type and tenure to reflect local needs.

Site Assessment - Stage 3

Site Reference:	WEM034
<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>	4%
<i>Percentage of site in Flood Zone 2:</i>	27%
<i>Percentage of site in Flood Zone 1:</i>	73%
<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 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 Orchard Way and Harris Croft
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The southern section of the site forms an Env. Network corridor (due to the presence of the adjacent river). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, otters, water voles, white-clawed crayfish, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/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>	N corner of site includes projected line of Wem's Civil War defences (HER PRN 01637).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land important wildlife corridor to the south along Roden Brook
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	Sewage treatment works to the east
<i>Public Protection Comments Other Constraints:</i>	Rail to the west

<i>Public Protection Comments Management of Constraints:</i>	Noise from rail could be mitigated through stand off distances, glazing and ventilation, layout and orientation of dwellings and rooms in dwellings to mitigate against noise. Suggest the thin tail of the site to the east would not be suitable and that separation distance from the sewage treatment plant is necessary.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site comprises undeveloped land, bounded by existing housing to the N, the railway to the W and the sewage treatment works to the E. Town centre can be accessed by the railway footbridge, but the site is east of the railway crossing, so road access is constrained. SA is generally fair, but identifies flood risk and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Y
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM035
<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>	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>	
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The hedgerow should be buffered. Requires EcIA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Three medieval and post medieval metal detectorist find of small, portable objects from the site. No other 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 + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural field with Curtilage trees and hedgerows - 2 trees on TPO on eastern road boundary will influence design
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial activities to the southwest corner of the site. Road to the north 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. Suggest a reasonable separation distance from commercial to south west to ensure no detrimental impact on existing commercial operations. Northeast of the site may be exposed to noise from the access to the industrial estate to the north. Suggest additional noise mitigation may be necessary here.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	The site is agricultural land separated from the development boundary by Church Lane, in a location which is remote from local services to the east of the town opposite the entrance to the Wem industrial estate. SA is poor, reflecting limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by its remote location and is further compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM036
<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>	31%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	40%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	50%
<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>	
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM032, WEM044, WEM045, WEM047 and WEM048 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Part of the site forms an Env. Network corridor (due to the presence of a ditch). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Tithe Map suggest parts of site was utilised as water meadows in the post medieval period, and EA Lidar data suggests some water channels may survive as earthworks. No other known archaeological interest but medium size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Scattered groups of trees on site particularly in the north
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the south of the town, to the E of an existing employment allocation and is visually and functionally divorced from the town by the railway embankment and bridge. SA is poor, reflecting limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is remote from town services and facilities and is functionally and visually divorced from the built area by the prominent railway embankment and bridge.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM037
<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>	7%
<i>Percentage of site in Flood Zone 1:</i>	93%
<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>	Via Swain Close. Bank House Lane is not suitable for traffic from 69 homes
<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>	Approximately 70 house currently serves by Fothergill Way
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Fothergill Way junction with B5063 currently service approximately 70 houses and can cope with additional 69.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<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. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for bats (buildings and any mature trees), 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 all priority habitat/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 late 19th century farmstead.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA and Level 2 historic building recording if demolition of farmstead proposed).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Curtilage trees and hedgerows scattered field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land on existing farm site.

<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary in a peripheral location to the SW of the town. SA is generally fair, but identifies limited accessibility to local services and flood risk.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by flood risk, poor accessibility and peripheral location relative to other options.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM038
<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>	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>	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>	
<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 extended with associated 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. Subject to all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The hedgerows should be buffered. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Two medieval and post medieval metal detectorist find of small, portable objects from the site. No other 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). NB 2015 DBA completed for W half of site.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	sparse trees numbers and hedgerows one TPO adjacent to western boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to the northeast and southeast.

<i>Public Protection Comments Management of Constraints:</i>	Suggest suitable separation distances from the existing commercial areas primarily with additional glazing and ventilation, boundary treatment, layout and orientation considerations.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site is agricultural land outside, but adjacent to the development boundary, bounded by housing to the W, Aston Rd Business Park to the S and the Excel Business Park to the NE. Access is proposed via a new link to Church Lane. The site is in a location which is remote from local services to the east of the town. SA is fair, reflecting limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by its remote location and is further compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM038VAR
<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>	3%
<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 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>	Aston 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. Existing speed limit extended with associated 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. Subject to all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds. 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 hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Two medieval and post medieval metal detectorist find of small, portable objects from the site. No other 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). NB 2015 DBA completed for W half of site.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	sparse trees numbers and hedgerows one TPO adjacent to western boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to the northeast and southeast. noise assessment and impact of existing business to north to be assessed.

<i>Public Protection Comments Management of Constraints:</i>	Suggest suitable separation distances from the existing commercial areas primarily with additional glazing and ventilation, boundary treatment, layout and orientation considerations.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site is agricultural land outside, but adjacent to the development boundary, bounded by housing to the W, Aston Rd Business Park to the S and the Excel Business Park to the NE. Access is proposed via a new link to Church Lane. The site is in a location which is remote from local services to the east of the town. SA is fair, reflecting limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Countryside
Reasoning	The site represents part of WEM038, which has been subject to a separate assessment. Whilst the revised option is more in keeping with the scale of the settlement and the localised housing requirement to 2038, it continues to be considered the site is compromised by its location to the east of the railway, and the highway issues associated with the operation of the level crossing. Whilst it is acknowledged that a technical highway solution could be identified, it is nevertheless considered this would not be the most appropriate option for the town in the absence of a more comprehensive solution. It is therefore considered there remains more sustainable site options elsewhere capable of delivering the required growth.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WEM039
<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>	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>	
<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 extended with associated 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. Subject to all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. 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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Site may contain priority habitats - botanical survey required. Requires EclA and surveys for GCNs (ponds within 500m), bats, 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>	
<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>	Hedgerows and sparse scattered field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to west.

<i>Public Protection Comments Management of Constraints:</i>	Potential mitigation against any issues created by existing commercial but primarily suggest separation (e.g. no use of the western field for residents) to allow business to continue to develop in future without significant constraint.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site is agricultural land separated from the development boundary, east of the Aston Rd Business Park. The site is in a location which is remote from local services to the east of the town. SA is fair, reflecting limited accessibility to local services, flood risk and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is compromised by its remote location and is further compromised by highway and traffic issues associated with the rail crossing. The cost and complexity of addressing this significantly exceeds the scale of the development proposed.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM040
<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>	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>	Ellesmere Rd and Lowe Hill 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>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. See LPR HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>There is a pond on the site. Should GCNs be present, a buffer of 50m will be required, reducing the developable area available. There is a TPO'd area in the south-eastern boundary. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Potential effects on setting of Grade II listed house of The Old Rectory (NHLE ref. 1055437). All of site covered by earthwork remains of ridge and furrow, which forms part of a more extensive complex within the surrounding fields (HER PRN 28265)</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological DBA + Level 2 earthwork survey & setting assessment).</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Hedgerows and scattered field trees but adjacent to TPO in the SE which will influence design</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Roads to south and east.</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary in a peripheral location N of Ellesmere Rd, S of an existing housing allocation and to the W of the town. SA is generally fair, but identifies limited accessibility to local services and heritage impacts.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Considered more appropriate sites available to meet development needs during this period. Potential impact on setting of listed building identified.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM041
<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>	3%
<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>	
<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 new vehicular access onto Whitchurch Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM011, WEM033 and WEM013 would provide future turning opportunity for town bus service to serve this area.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<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. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	PROWs runs along the western boundary and through the centre of the site. May require botanical survey. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Buffers from the hedgerows and allotment should be provided
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/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 effects on setting of Grade II listed Landona House and associated former workhouse buildings (NHLE ref. 1366779). Large size of site and metal detectorist find of part of a Bronze Age spearhead indicates that it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + evaluation + setting assessment). High quality design and landscaping would be necessary to minimise impacts on the setting of the LB.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and scattered field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	The site lies outside, but adjacent to the DB to the N of the town in an accessible location W of Whitchurch Rd. SA indicates good performance.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Considered there are more appropriate sites to meet development needs during this period. Vehicular point of access would be from Whitchurch Road at a point which is more divorced from the existing built form than the proposed preferred option to the east of Whitchurch Road (WEM033). Southern edge of site adjacent to Whitchurch Road is divorced from the existing built form.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM044
<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>	65%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	81%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	94%
<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>	
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM032, WEM044, WEM045, WEM047 and WEM048 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The northern and north-western boundaries forms an Env. Network corridor (due to the presence of a ditch). An appropriate buffer will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	N/A (Appeal dismissed in 2015 - no HE issues raised at time)
<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>	AS FOR WEM0036
<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 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the south of the town, to the E of an existing employment allocation and is visually and functionally divorced from the town by the railway embankment and bridge. SA is poor, reflecting limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is remote from town services and facilities and is functionally and visually divorced from the built area by the prominent railway embankment and bridge.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM045
<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>	35%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	45%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	56%
<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>	
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM032, WEM044, WEM036, WEM047 and WEM048 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds. Hedgerows should be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	N/A (Appeal dismissed in 2015 - no HE issues raised at time)
<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>	Scattered trees and 1 small group of trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the south of the town, to the E of an existing employment allocation and is visually and functionally divorced from the town by the railway embankment and bridge. SA is poor, reflecting limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is remote from town services and facilities and is functionally and visually divorced from the built area by the prominent railway embankment and bridge.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM046
<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>	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>	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 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>	Mill Street via Roden Grove
<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 the impact on the Roden Grove / Mill Street junction can be shown to 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<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.
<i>Ecology Comments Other Constraints:</i>	The western and southern boundaries form Env. Network corridors due to the presence of a watercourse and woodland. These features must be appropriately buffered. Requires botanical survey, Ecla and surveys for bats (buildings, trees and transects), GCNs (ponds within 500m), badgers, reptiles, white-clawed crayfish, otters, water voles 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 large size of site suggests it may have some archaeological potential. Development of this site would substantially reduce the spatial separation between the built edge of Wem and the historic village of Tilley, and likely therefore have a negative impact upon historic landscape character
<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>	Woodland belts adjacent to east and south will cause shading / proximity issues
<i>Tree Comments Other Constraints:</i>	Open field site with no internal trees
<i>Tree Comments Management of Constraints:</i>	N/A
<i>Tree Comments Opportunities:</i>	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<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 noted.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the south of the town, to the SW of an existing housing allocation. SA is poor, reflecting flood risk and limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Better sites available to meet development needs during this period, but potential for future development.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM047
<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>	8%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	13%
<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>	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>	
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM032, WEM044, WEM036, WEM045 and WEM048 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<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 and Clarepool Moss. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a pond in the south-east of the site. Should GCNs be present, a buffer of 50m will be required, reducing the developable area available. The western boundary forms an Env. Network corridor (due to the presence of the railway line) and the south-eastern boundary forms an Env. Network corridor (due to the presence of a ditch). Appropriate buffers will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	Opportunity to increase GCN habitat and connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Tithe Map suggest S part of site was utilised as water meadows in the post medieval period. No other 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 + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	1 small Group of trees on site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south, rail to west and commercial existing to 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. Suggest good stand off to existing commercial to minimise conflicts over adjacent land use.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Site is an existing area of allocated employment land located to the south of the town, but is visually and functionally divorced from the town by the railway embankment and bridge. SA is fair, but identifies limited accessibility to some local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Maintain allocation for employment
Reasoning	Site is unsuitable for housing development, being remote from town services and facilities and is functionally and visually divorced from the built area by the prominent railway embankment and bridge. Proposed point of access considered unsuitable.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	WEM048VAR
<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>	2%
<i>Percentage of site in Flood Zone 2:</i>	47%
<i>Percentage of site in Flood Zone 1:</i>	53%
<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>	14%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	33%
<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>	13%
<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>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Only via neighbouring sites to the east/south east onto Shawbury Road (existing farm track adjacent to the railway line is unsuitable)
<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 new vehicular access onto Shawbury Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to WEM032, WEM044, WEM045, WEM047 and WEM036 should be considered.
<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 all development sites east of railway line contributing to the delivery of a strategic link between the Shawbury Road and Aston Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<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 and Clarepool Moss. See LPR HRA. Protection of the Env. Network will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	The northern section of the site forms an Env. Network corridor (due to the presence of the adjacent watercourse) and the western boundary forms an Env. Network corridor due to the presence of the railway line. Appropriate buffers will be required, reducing the developable area available. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, otters, water voles, white-clawed crayfish, reptiles, badgers and nesting birds. The watercourse, 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>	Tithe Map suggest S part of site was utilised as water meadows in the post medieval period. No other 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 + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerow and curtilage trees with important wildlife corridor to north
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise assessment for rail noise with windows open. Possible odour source to north (sewage works)

<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	do not allocate
Reasoning	Whilst the extended site area (compared to WEM048) would provide better linkages with the main urban area, there remains concerns over the suitability of the access arrangements from Shawbury Road, which itself is divorced from the town. In addition, the site includes Environmental Networks and it remains the view there are more appropriate and sustainable options elsewhere.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Clive

Site Assessment - Stage 3

Site Reference:	CLV004
<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
<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>	Back Lane via Private Track
<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 the scale of the 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>	Assuming the scale of the development is restricted to 1 or 2 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a TPO on the site. A PROW runs along the northern boundary. Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. The mature tree 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>	E corner of site falls within the recorded area of the Clive (Grinshill) Copper Mine (HER PRN 03783), although there is no visible evidence of surface workings at this location.
<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>	One notable large 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 exiting mature tree
<i>Tree Comments Opportunities:</i>	Retain mature tree
<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 noted.
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site in countryside location adjoining built development to S of Clive. Limited access means only 1-2 dwellings are suitable for the highway. Possible HRA required due to road emissions from increased traffic There is a TPO on the site Heritage Assessment required with application

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site's access is poor as it is only one single carriage track to the N of the site. As such there are other more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV008
<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
<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>	Wem 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 a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 20 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The 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 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>	Field site with hedges and curtilage trees
<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 exiting mature tree
<i>Tree Comments Opportunities:</i>	Retain mature trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Agricultural barn on southern boundary.
<i>Public Protection Comments Management of Constraints:</i>	If livestock use of barn residential in close proximity should not be permitted and separation distances will be required as a minimum.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site to N of Clive adjoining existing built form of village. Possible HRA required due to road emissions from increased traffic

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 20 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>Whilst no overarching constraints have been identified, it is considered there is a preferable site to the west of the village to accommodate additional housing need.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV010
<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
<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>	Station 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 a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 60 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The 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 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>	Field site with curtilage hedges and scattered trees
<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 exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north. Agricultural barns to west.
<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. Separation from agricultural barns likely to be necessary, particularly if used for livestock.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site adjoining W edge of built form of Clive. Possible HRA required due to road emissions from increased traffic 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

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 60 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>Whilst this site was identified as a Preferred option in 2018, concerns have been raised about the sites proximity to services within the villages, taking into account the slightly uphill gradient from west to east, as well as concern that traffic will need to go through the village to access the A49. To this end, it is considered there are alternative sites on the east of the village that are more appropriate for allocation to meet the village's modest housing requirement.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV012
<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
<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>	High 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. Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 43 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a TPO in the northern boundary. Requires ECLA and surveys for bats (buildings and any mature trees), 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>	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>	Site largely devoid of trees - road frontage hedge
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north. Agricultural on site may have caused contamination of land requiring investigation and remediation.
<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 and combinations thereof to mitigate. Contaminated land remediation likely to be available. Separation from agricultural building remaining likely to be required.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site adjoining E edge of built form of Clive. Possible HRA required due to road emissions from increased traffic Agricultural on site may have caused contamination of land requiring investigation and remediation

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 43 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate for Housing</p>
Reasoning	<p>Site is considered as appropriate for development in conjunction with the nearby CLV018. The site is in close walking distance to the village facilities. The site has potential to provide additional car parting facilities for the village. The site is located to east of the village and therefore traffic will not need to drive through the heart of the village to access the A49.</p>
If proposed for Allocation, Potential Capacity:	<p>20 (with CLV018)</p>
If proposed for Allocation Design Requirements:	<p>An appropriate highway access required on High Street. Any necessary highway improvements, including speed reinforcement, will be undertaken.</p> <p>Development will provide a low density scheme, and incorporate additional car parking and cycle storage facilities to reduce the level of on-street parking.</p> <p>Development will enhance pedestrian linkages between the site and the existing facilities on the High Street and Clive Primary School.</p> <p>Existing trees, hedgerows and priority habitats will be retained and enhanced.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from High Street.</p> <p>The design and layout of development on this site will reflect its edge of village location.</p>

Site Assessment - Stage 3

Site Reference:	CLV013
<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
<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>	High 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. Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 6 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. The 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 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>	Narrow plot with hedge and scattered trees to west curtilage
<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 exiting mature trees
<i>Tree Comments Opportunities:</i>	Low density - retain existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south.
<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.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Isolated greenfield site away from main body of village in countryside location. Site has open countryside in agricultural use to N, W, and S and row of former quarry workers cottages to E. Possible HRA required due to road emissions from increased traffic

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 6 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>Site is far from the village centre and its service, as such there are other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV015
<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
<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>	Station 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 a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 23 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<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. The 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 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>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Field site with curtilage hedges and 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>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Sewage treatment works to the northwest. Bringing residential closer to existing sewage treatment works considered undesirable.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to south.
<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.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Greenfield site in countryside location to SW of Clive. Possible HRA required due to road emissions from increased traffic Sewage treatment works to the northwest. Bringing residential closer to existing sewage treatment works considered undesirable. Poor SA score

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 23 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>Site in close proximity to the sewage treatment works, and as such there are other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV016
<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>	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 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>	Wem 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 a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 27 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary forms an Env. Network corridor. Botanical survey may be required. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. The 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 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 partially separated from existing built form of the 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>	Field site with curtilage hedges and scattered trees
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to east. Historic feature noted on site possibly requiring contaminated land investigation.
<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. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site to N of village. In isolated location countryside location not connected to village. 11% of the site is in the 1,000 surface flood risk zone Possible HRA required due to road emissions from increased traffic The eastern boundary forms an Env. Network corridor Road noise to east. Historic feature noted on site possibly requiring contaminated land investigation.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 27 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>The site is in an isolated location to the north, and there are other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV017
<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
<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>	High 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. Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 30 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. The 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 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 hedges to curtilage
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south.
<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.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site on easternmost edge of village. Possible HRA required due to road emissions from increased traffic

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 30 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Opportunity to increase connectivity of nearby pond.</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>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as countryside</p>
Reasoning	<p>Whilst the site sits outside the current development boundary, it is recognised the site could fill in the gap between the defined edge of the village and the properties at Quarry View. However, it is unlikely the site in its own right could deliver an allocation sufficient to deliver a suitably scaled site, and there is concern the location is more remote from the focus of the village than sites to the west of the settlement. It is considered there are other more suitable sites for allocation which in their own right could achieve this.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	CLV018
<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
<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>	High 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. Subject to a review of vehicles speeds on this approach to the village and the development funding speed reinforcement measures and suitable pedestrian facilities within the frontage of the site. Potentially 21 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 review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Sweat Mere and Crose Mere and Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. The 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 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 partially separated from existing built form of the 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>	Field site with curtilage hedges and scattered trees
<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 exiting mature trees
<i>Tree Comments Opportunities:</i>	Retain exiting trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north.
<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.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site consists of part of an agricultural field located to the east of Clive. The sites northern boundary is defined by High Street, its eastern and western boundaries are defined by hedgerow field boundaries, its southern boundary is undefined, crossing through an agricultural field. Possible HRA required due to road emissions from increased traffic

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Subject to a review of the route into the village for pedestrians who are required to walk in the road and the development funding speed reinforcement measures and suitable pedestrian facilities. Potentially 20 homes</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate for housing</p>
Reasoning	<p>The site in its own right is divorced from the main built form of the village. However, the site is considered as appropriate for development in conjunction with the nearby CLV012. Site is considered as appropriate for development in conjunction with the nearby CLV018. The site is in close walking distance to the village facilities. The site has potential to provide additional car parking facilities for the village. The site is located to east of the village and therefore traffic will not need to drive through the heart of the village to access the A49.</p>
If proposed for Allocation, Potential Capacity:	<p>20 (with CLV012)</p>
If proposed for Allocation Design Requirements:	<p>An appropriate highway access required on High Street. Any necessary highway improvements, including speed reinforcement, will be undertaken.</p> <p>Development will provide a low density scheme, and incorporate additional car parking and cycle storage facilities to reduce the level of on-street parking.</p> <p>Development will enhance pedestrian linkages between the site and the existing facilities on the High Street and Clive Primary School.</p> <p>Existing trees, hedgerows and priority habitats will be retained and enhanced.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from High Street.</p> <p>The design and layout of development on this site will reflect its edge of village location.</p>

Site Assessment - Stage 3

Site Reference:	CLV019
<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
<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 Track - Holly 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>	Assuming the scale of the development is restricted to 1 or 2 homes. It will be difficult to achieve visibility for a new access onto High Street to serve a larger number of 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 the scale of the development is restricted to 1 or 2 homes
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Site lies within Env. Network - housing not considered possible on this site. Possible HRA required due to road emissions from increased traffic (in-combination) on Crose Mere. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, dormice, reptiles and nesting birds.
<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>	Likely negative effect on setting of non designated heritage asset of Clive Hall (HER PRN 19956).
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment for Clive Hall)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Heavily tree'd with a Woodland Tree Preservation Order covering most of the site
<i>Tree Comments Other Constraints:</i>	
<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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	No comment concerning noise, odour or contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	The site is centrally located in the settlement, with access only off a private track (Holly Close). Limited visibility and access issues mean limited number of dwellings could be expected on such a site. Site is heavily tree'd

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site has limited capacity for housing due to highway constraints, as well as heavy tree foliage. There are more appropriate sites for housing which have been promoted.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Hadnall

Site Assessment - Stage 3

Site Reference:	HDL003
<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
<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>	Assumes access via Hall 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>	Assuming only limited development 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>	Assuming only limited development of the site given the unclassified Hall Lane is narrow with no footway but carries little traffic.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. If priority habitats are present then these areas should not be developed. Protection of hedgerows and trees will reduce the no. of houses possible.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The site may contain priority habitats - botanical survey required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitats are present, those areas of the site should not be developed. 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>	Site includes Hadnall Hall, which is considered to be a non-designated heritage asset. Unclear if proposals would include demolition of the hall and this would be unlikely to be acceptable. Also likely impacts on the buildings setting.
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (historic building assessment and setting assessment for Hadnall Hall)
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Mature trees on 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>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A private water supply is sourced from this field.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site in residential area to the east side of the settlement, with limited access via Hall Lane. This may limit the number of potential houses. Site includes existing dwelling which, including its curtilage, covers around 50% of the site.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Countryside
Reasoning	Site is fairly small with limited capacity due to highway issues. There are therefore more appropriate sites elsewhere in the settlement
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL003VAR
<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
<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>	Assumes access via Hall 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>	Assuming only limited development 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>	Assuming only limited development of the site given the unclassified Hall Lane is narrow with no footway but carries little traffic.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. If priority habitats are present then these areas should not be developed. Protection of hedgerows and trees will reduce the no. of houses possible.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The site may contain priority habitats - botanical survey required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitats are present, those areas of the site should not be developed. 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 setting of non designated heritage asset of Hadnall Hall.
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (setting assessment for Hadnall Hall)
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Mature trees on site (non protected)
<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>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A private water supply is sourced from this field.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site in residential area to the east side of the settlement, with limited access via Hall Lane. This may limit the number of potential houses. Site is the same as HDL003 except with the absence of the existing dwelling and the addition of a confirmed access at Hall Lane.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Countryside
Reasoning	Site is fairly small with limited capacity due to highway issues. There are therefore more appropriate sites elsewhere in the settlement
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL006
<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>	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>	21%
<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>	A49 and Astley 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 a through route (A49 to Astley Lane) to estate road standards and link to Old Farm Road will be provided to improve accessibility for potentially 116 homes. At the Astley Lane access point a review and extension of the existing speed limit will be required and provision of 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 will fund the extension of the existing footway on the south side of Astley Lane to the site frontage.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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 Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Southern boundary forms 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), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological but medium size of site suggests it 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>	Green fields with hedgerows and a number of mature large trees central to 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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees
<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 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>Greenfield site on S edge of Hadnall to S of Wedgefields Close estate development. Site has residential development to N and W; whilst further agricultural land lies to S and E.</p> <p>21% of the site is within 20m of a historic flood event.</p> <p>Southern boundary forms Env. Network corridor</p> <p>Heritage Assessment required with application</p> <p>Good SA score</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>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>
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate (part)
Reasoning	<p>Site lies within distance of the services and is adjacent to the existing built form. There are few constraints and those which are present can be managed/mitigated, and has good access from both Shrewsbury Road. The site can offer community benefit through the use land for car parking for the primary school, the provision of additional pedestrian footpath on the east side of Shrewsbury Road. The 30mph zone would need to be relocated further south. At this stage, in order to meet the defined need for Hadnall (and allowing for a small windfall allowance) it is considered unnecessary to allocate the whole site. However, it is recognised land further east adjoining Astley Road has potential to come forward in the future if required.</p>
If proposed for Allocation, Potential Capacity:	40
If proposed for Allocation Design Requirements:	<p>Development to be served by a vehicular access from the A49 and will provide land for: additional car parking for the school; the extension of the existing pedestrian footpath on the eastern side of the A49; and the relocation of the 30mph zone.</p> <p>Land to the east of the proposed allocation to Astley Road is also being promoted and could form part of a further phase of growth for the village in future reviews of the Local Plan.</p>

Site Assessment - Stage 3

Site Reference:	HDL007
<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
<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>	Ladymas 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 can deliver a suitable junction onto Ladymas Lane and a footway along the frontage of the site. Potentially 47 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 the site can deliver a new footway within the highway on the south side of Ladymas Lane linking to the existing footways south of the Ladymas Lane / A49 junction.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. EclA, bat survey of buildings and trees, GCN survey of ponds within 500m, and surveys for 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 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 two early-mid 19th century house, nos. 2 & 5 Ladymas Road, which are considered to be a non-designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demolition of non-designated heritage assets proposed).
<i>Heritage Comments Opportunities:</i>	Retain non-designated heritage assets.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Site has curtilage hedgerow with few scattered trees - group of mature trees in SE corner
<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>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape. Compensatory planting for lengths of hedgerow lost to accommodate a visibility splay.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from past land uses.
<i>Public Protection Comments Management of Constraints:</i>	Mitigation for con land likely to be available.

<i>Public Protection Comments Opportunities:</i>	Currently commercial/agricultural activity of site removed if residential brought in which removes potential noise, odour and dust from impacting on existing residential.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Greenfield site in agricultural use to N of main body of village but adjacent to cluster of dwellings off Ladymas Lane and A49. Site is currently occupied by number of large agricultural buildings used for livestock, storage, processing etc; at the E corner of site there are 2 residential dwellings. Possible HRA required due to road emissions from increased traffic Heritage Assessment required with application Site includes two early-mid 19th century house, nos. 2 & 5 Ladymas Road, which are considered to be a non-designated heritage assets. Poor SA score
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Concern over the site's proximity to the 'heart' of the village and its services. There are therefore more suitable sites to allocate.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL008
<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>	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>	A49
<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 suitable junction(s) and a review and extension of the existing 30mph speed limit. Potentially 246 homes. Due to level differences it is unlikely that an access onto Station Road could be achieved.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Given the scale of the development it is assumed that it will also fund a pedestrian crossing facility within the frontage of the site to make improve access to facilities on the east side of the A49.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Western and eastern boundaries form Env. Network corridors. There are two ponds on the site. If GCNs are present, a buffer of 50m will be required. Hedgerows should be retained and buffered. EclA and surveys for bats (buildings and trees), GCNs (ponds within 500m), badger and nesting birds required. A PROW runs through the site in two places. boundary.
<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>	No known archaeological but large size of site suggests it 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>	This is 4 agricultural fields with associated hedgerows and scattered mature trees within them
<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>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the west, road to the east producing 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>Large greenfield site to SW of village occupying wedge of land between A49 and Shrewsbury-Crewe rail line.</p> <p>Due to level differences it is unlikely that an access onto Station Road could be achieved.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Western and eastern boundaries form Env. Network corridors</p> <p>Heritage Assessment required with application</p> <p>Rail to the west, road to the east producing noise</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Given the scale of the development it is assumed that it will also fund a pedestrian crossing facility within the frontage of the site to make improve access to facilities on the east side of the A49.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>It is recognised the northern section of this large site is better related to the heart of the village and its service than the southern extent. Notwithstanding this, it is still considered site options to the south-east of the village are more sustainable on a direct comparison and have the potential to provide more in the way of community benefits.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL009
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Church 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. Assuming the development funded necessary improvements on Church Lane along the frontage of the site. Potentially 51 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. Church Lane to the east of the site frontage is not suitable for the additional traffic associated with this site and improvements could not be delivered without third party land.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Part of the site contains priority habitat (broadleaved woodland). This should be retained and buffered, which will reduce the developable area. Botanical survey may be required. EclA and surveys for bats (buildings and trees), GCNs (ponds within 250m/500m), badgers and nesting birds required.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/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 an mid 19th century house, Wincote, which is considered to be a non designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demolition of non-designated heritage asset proposed).
<i>Heritage Comments Opportunities:</i>	Retain non-designated heritage asset.
<i>Tree Comments Significant Constraints:</i>	Heavily wooded to all curtilages
<i>Tree Comments Other Constraints:</i>	Central open garden area
<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>	Very low density only to retain and sustainably integrate with existing trees
<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.
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Site comprises single detached property, outbuildings, large garden and paddock area some now used for rough grazing. Possible HRA required due to road emissions from increased traffic Heritage Assessment required with application
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Concerns over the ability to achieve safe access, as well as the potential impact on non-designated heritage asset, protected species and existing trees. Other more suitable sites to allocate.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL010
<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
<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>	Ladymas 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 can deliver a suitable junction onto Ladymas Lane and a footway along the frontage of the site. Potentially 20 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 the site can deliver a new footway within the highway on the north side of Ladymas Lane linking to the existing footways south of the Ladymas Lane / A49 junction.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	EclA and botanical survey and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds required. Eastern boundary trees are within a TPO and will need to be retained and buffered. A PROW runs along the north-western boundary. 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>	Impact on setting of early 19th century house, 2 Ladymas Road, which would be considered a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated historic building).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Groups of mature trees
<i>Tree Comments Other Constraints:</i>	Open areas
<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>	Very low density only to retain and sustainably integrate with existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial/agricultural to the southwest creating possible noise, odour, dust.
<i>Public Protection Comments Management of Constraints:</i>	Consideration of noise, dust, odour at planning stage.

<i>Public Protection Comments Opportunities:</i>	Should commercial/agricultural to the southwest be removed this site becomes a preferred site.
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site consists of part of an agricultural field located to the north of Hadnall. Possible HRA required due to road emissions from increased traffic Heritage Assessment required with application
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is divorced from the existing built form and services of the village, and to access the site from the village would require going through flood zones 2 and 3. There are therefore other more suitable sites to allocate
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL011
<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
<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>	Ladymas 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 can deliver a suitable junction onto Ladymas Lane and a footway along the frontage of the site. Potentially 49 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 the site can deliver a new footway within the highway on the south side of Ladymas Lane linking to the existing footways south of the Ladymas Lane / A49 junction.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. EcIA and surveys for bats, GCNs (ponds within 250m/500m), badgers 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 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 non-designated historic parkland for Hardwick Grange (HER PRN 07581).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of non-designated parkland).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field site with curtilage hedges with mature trees to NW and SW
<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>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial/agricultural to the southwest creating possible noise, odour, dust.
<i>Public Protection Comments Management of Constraints:</i>	Consideration of noise, dust, odour at planning stage.

<i>Public Protection Comments Opportunities:</i>	Should commercial/agricultural to the southeast be removed this site becomes a preferred site.
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site consists of an agricultural field located to the north of Hadnall. Possible HRA required due to road emissions from increased traffic Possible impact on setting of non-designated historic parkland for Hardwick Grange Commercial/agricultural to the southwest creating possible noise, odour, dust
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is divorced from the existing built form and services of the village, and to access the site from the village would require going through flood zones 2 and 3. There are therefore other more suitable sites to allocate
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL012
<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>	7%
<i>Percentage of site in Flood Zone 2:</i>	9%
<i>Percentage of site in Flood Zone 1:</i>	91%
<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>	7%
<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>	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: (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>	A49
<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 can deliver a suitable junction onto the A49 and a review and extension of the existing 30mph speed limit. Potentially 156 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Southern boundary forms Env. Network corridor. Himalayan balsam and water vole has been recorded in close proximity. EclA and surveys for bats, GCNs (ponds within 500m), badgers 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 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 but large size of site suggests it 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>	agricultural fields with associated hedgerows and scattered mature trees within them
<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>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the east of the site. Commercial/agricultural 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. Stand off distances to commercial/agricultural required.

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site consists of two adjacent agricultural fields located to the north of Hadnall. 11% of the site is in the 1,000 year surface flood risk zone</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Southern boundary forms Env. Network corridor</p> <p>Heritage Assessment required with application</p> <p>Road noise to the east of the site. Commercial/agricultural to the north</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site is in proximity to the service of the village however the south of the site, including the main highway accessing the site, is within flood zone 2 and 3. There are more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL013
<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
<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>	A49
<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 funds a suitable junction for potentially 11 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 the site can deliver a new footway within the highway on the east side of the A49 linking to the existing footway south of the Ladymas Lane junction.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Western boundary forms Env. Network corridor. Botanical survey may be required. EclA, bat survey of trees, GCN survey of ponds within 250m/500m, badger survey and nesting birds survey required. Western boundary trees are within a TPO and will need to be retained and buffered. 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>	Field site with group of mature roadside trees and scattered curtilage 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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west 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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Fairly isolated site to the N of the settlement, along the A49. Site is fairly small and is distant from the service of the settlement. Up to 11 dwellings however they must be at a low density so that it is sustainably integrated into and compliments existing trees
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is isolated to the N and is far from the existing services. There are therefore more suitable site promoted which are more appropriate for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL014
<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
<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>	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 funds a suitable junction for potentially 40 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. EclA, bat survey of trees, GCN survey of ponds within 500m, badger survey and nesting birds 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/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>	Field site with belt of mature woodland to the NE and west curtilages and other scattered mature 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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees and maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to the west.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance from the western boundary of the site, possible boundary treatment as well.

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	An irregularly shaped agricultural field fronting onto Station Road. Possible HRA required due to road emissions from increased traffic There is a field site with belt of mature woodland to the NE and west curtilages and other scattered mature trees
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Junction needed at Station Road Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	There are more suitable sites for allocation
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL015
<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>	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>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Astley 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 a review and extension of the existing speed limit will be required and provision of a footway along the frontage of the site. Potentially 58 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 the development will fund short extension of the existing footway on north side Astley Lane to the site frontage.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Northern boundary forms Env. Network corridor. Botanical survey may be required. EclA, bat survey of trees, GCN survey of ponds within 500m (there's a breeding pond ~150m to NW), badger survey and nesting birds 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/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 but medium size of site suggests it 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>	Field site devoid of trees with curtilage hedgerow
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape. Compensatory planting for lengths of hedgerow lost to accommodate a visibility splay.
<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 mentioned.
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	An agricultural field located to the east of Hadnall. 16% of the site is in the 1,000 year surface flood risk zone Possible HRA required due to road emissions from increased traffic Northern boundary forms Env. Network corridor Heritage Assessment required with application
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Assumes a review and extension of the existing speed limit will be required and provision of a footway along the frontage of the site. Potentially 58 homes. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	No overarching constraints, but considered other sites are more suitable sites for allocation to the east of Shrewsbury Road.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL016
<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>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A49
<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 unlikely that the site can deliver a suitable standard junction onto the A49 due to adjacent properties restricting visibility.
<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 site can deliver a new footway within the highway on the east side of the A49 linking to the existing footway south of the Ladymas Lane junction.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There are ponds in the SE corner of this site. Should GCNs be present, a buffer of 50m will be required. Botanical survey may be required. EclA, bat survey of buildings and trees, GCN survey of ponds within 500m, badger survey and nesting birds 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/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>	Field site with hedgerow and group of mature trees to the south
<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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing trees and maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<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 mentioned.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Fairly isolated site to the N of the settlement, near the A49 with no clear indication of a suitable access. Site is fairly small and is distant from the service of the settlement. Any dwellings must be at a low density so that it is sustainably integrated into and compliments existing trees. Poor SA score
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is isolated to the N and is far from the existing services. There are therefore more suitable site promoted which are more appropriate for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL017
<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>	8%
<i>Percentage of site in Flood Zone 2:</i>	10%
<i>Percentage of site in Flood Zone 1:</i>	90%
<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>	9%
<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>	#N/A
<i>Percentage of the site within 20m of an historic flood event:</i>	#N/A
<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>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A49 and 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 (potentially 940 homes) will deliver suitable junction(s) and a review and extension of the existing 30mph speed limit. Additional traffic calming such as mini-roundabout, creative village gateways. Re access onto Station Road assume length of new footway at site frontage and pedestrian crossing facility to access existing footway on south side of Station Road. Number of properties from this site with vehicular access the Station Road may need to be limited.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Given the scale of the development it is assumed that it will also fund a pedestrian crossing facility within the frontage of the site to make improve access to facilities on the east side of the A49. (Consideration will need to be given to providing pedestrian footway and crossing improvements at the A49 / Astley Lane / Station Road crossroads.)

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. Protection of the Env. Network, hedgerows, pond and watercourses will reduce the no. of houses possible.
<i>Ecology Comments</i> <i>Other Constraints:</i>	There is a pond on the site. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Watercourses on the site form Env. Network corridors. Required EclA and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, white-clawed crayfish and nesting birds. Hedgerows, trees and pond 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 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>	No known archaeological interest but site is of a very large 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>	Field site with scattered trees and hedges on site (non protected)
<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>	To extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Detailed noise assessment required to ensure internal noise standards are met with windows open due to proximity to railway, roads depot to the south and faro/works to the north-east. Orientation, layout, positioning of properties to reduce number of habitable rooms facing noise source. Other mitigation may be required.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Large site in the context of the existing built form of the settlement, to the NW meeting the A49 on its eastern boundary and Station Rd to the south. Large parts of the site, particularly to the north would be some distance from the existing services. The site is subject to flood zone 2/3 down its centre, which may cause issues linking the east and west side of the site.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	The N part of the site is far from existing services, and there are flooding issues in the centre of the site which may affect movement from east to west. Given the settlement's guideline the site would deliver more than the necessary numbers of housing. There are also more appropriate sites, both in terms of location and scale, for allocation with less constraints in the settlement.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	HDL018
<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>	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>	A49
<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 suitable junction(s) and a review and extension of the existing 30mph speed limit. Potentially 244 homes. Due to level differences it is unlikely that an access onto Station Road could be achieved.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Given the scale of the development it is assumed that it will also fund a pedestrian crossing facility within the frontage of the site to make improve access to facilities on the east side of the A49.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA Protection of ponds on the site will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	Western and eastern boundaries form Env. Network corridors. There are ponds on the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows, trees and pond 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 site is of a large size, 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>	
<i>Tree Comments Other Constraints:</i>	Field site with scattered trees and hedges on site (non protected)
<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>	To extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Detailed noise assessment required to ensure internal noise standards are met with windows open due to proximity to railway and roads. Orientation, layout, positioning of properties to reduce number of habitable rooms facing noise source. Other mitigation may be required.
<i>Public Protection Comments Management of Constraints:</i>	

<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>Large greenfield site to SW of village occupying wedge of land between A49 and Shrewsbury-Crewe rail line.</p> <p>Due to level differences it is unlikely that an access onto Station Road could be achieved.</p> <p>Possible HRA required due to road emissions from increased traffic</p> <p>Western and eastern boundaries form Env. Network corridors</p> <p>Heritage Assessment required with application</p> <p>Rail to the west, road to the east producing noise</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Given the scale of the development it is assumed that it will also fund a pedestrian crossing facility within the frontage of the site to make improve access to facilities on the east side of the A49.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>It is recognised the northern section of this large site is better related to the heart of the village and its service than the southern extent. Notwithstanding this, it is still considered site options to the south-east of the village are more sustainable on a direct comparison and have the potential to provide more in the way of community benefits.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Shawbury

Site Assessment - Stage 3

Site Reference:	SHA007
<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>	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>	A53, Carradine Road and lane off A53 to north of RAPRA
<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 main access will be onto the A53 via a suitable estate road junction and that the development will also fund footway improvements along the site frontage on the north side of A53 to link with existing footway. Potentially 552 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 the number of properties with vehicular access from the site to Carradine Road will be limited but full provision for pedestrian and cycle access will be provided.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. Retention of the ponds, hedgerows and trees will reduce the developable area available.
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Should any of the on-site ponds contain GCNs, a min. 50m buffer will be required, reducing the developable area available. Hedgerows, trees and ponds 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 large 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>	Large field site scattered trees and curtilage trees
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Encroaches too far up to airfield making noise a significant issue and potentially restricting future use of MOD 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>	
Conclusions - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Site is located adjacent to but outside the development boundary to the NW of the village, adjacent to the RAF Shawbury airfield. SA is fair, but identifies limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is not developable due to aircraft noise and impacts on the operational functionality of the airfield.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA009
<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
<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 to be onto Church Street via the private road leading to the Vicarage.
<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 the development is limited to 1 home.
<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 limited to 1 home.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. If priority habitats are present then the site should not be developed. If priority habitats not present then protection of the Env. Network will greatly reduce the developable area available.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The site is wooded and is part of an Env. Network corridor. It is adjacent to a TPO group. 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 250m), 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. 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 likely to have a negative impact on the setting of the adjacent Scheduled Monument of Moated site 140m east of St Mary's Church (NHLE ref. 1017238). Probable impact on setting of Grade I listed Church of St. Mary the Virgin (NHLE ref. 1055376).
<i>Heritage Comments</i> <i>Other Constraints:</i>	Proximity to moat suggests site may have archaeological interest.
<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>	Small site surrounded by mature and protected trees and woodland
<i>Tree Comments</i> <i>Other Constraints:</i>	N/A
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments</i> <i>Opportunities:</i>	Very small central area for development?
<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.
<i>Conclusions - Stage 2a Sustainability Appraisal:</i>	Good

Strategic Considerations:	Visually sensitive site located adjacent to but outside the development boundary in a central location, very close to a SAM and locally significant open space. SA is fair, but identifies potential significant heritage impacts.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Despite central location, potential for significant adverse heritage and visual impacts means that the site is unsuitable for housing development.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA010
<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>	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
<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 to be via the track that link the site to Glebelands that runs between 63 and 65 Glebelands.
<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. A suitable estate road access could not be achieved within the land available.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	If a suitable link could be established to Poynton Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. If priority habitats are present then the site should not be developed. If priority habitats not present then protection of the river, Env. Network, trees and hedgerows will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site is part of an Env. Network corridor and is adjacent to a river. 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, otters, water voles, white-clawed crayfish, 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. 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>	Site boundary appears to slightly overlap the designated area of the Scheduled Monument of Moated site 140m east of St Mary's Church (NHLE ref. 1017238), and site likely to have a negative impact on its setting.
<i>Heritage Comments Other Constraints:</i>	Proximity to moat suggests site may have archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Mature trees scattered on site protected woodland to north of site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land. Possible noise from sports field.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available. Suggest some separation from sports field.
<i>Public Protection Comments Opportunities:</i>	
Conclusions - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Visually sensitive site located adjacent to but outside the development boundary in a central location, very close to a SAM and locally significant open space. Uncertain whether an acceptable highway access can be achieved. High value habitat and trees. SA is fair, but identifies flood risk and potential significant heritage impacts.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Whilst the site is fairly central, highway access is unclear. Potential for significant adverse environmental, heritage, ecology and visual impacts means that the site is unsuitable for housing development.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA012
<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>	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>	A53
<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 funds a suitable estate road junction for potentially 171 homes and a review and any necessary changes to the existing 40 / 30 mph speed limit interface and village gateway signs etc. Also the development would fund upgrade of the footway on site frontage (south side of A53) to a more suitable width. Potentially 171 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, white-clawed crayfish, reptiles and nesting birds. PROWs run along the northern and eastern boundaries. 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 suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field site with few scattered trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to 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>	
Conclusions - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	The site is agricultural land well away from the development boundary. The site is in a location which is remote from local services to the east of the village. SA is poor, reflecting limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is unsuitable due to its location being remote from local services. Better sites available.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA015
<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>	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>	
<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>	No – Development would need to fund suitable access on to Wem Road B5063 and improvements to footway
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary site is bordered by a ditch, which forms an Env. Network corridor. Otter and water vole records nearby. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, white-clawed crayfish 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>	Site crossed by projected line of main Roman Road (HER PRN 00066) north from Wroxeter to Chester. Site is therefore considered to have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Isolated field tree and screening trees on the north curtilage with the school
<i>Tree Comments Management of Constraints:</i>	Standard BS 5837 Survey
<i>Tree Comments Opportunities:</i>	Integrate site into the landscape by retention of existing mature trees and hedges and incorporating new trees to achieve 20% canopy cover.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road and airfield.
<i>Public Protection Comments Management of Constraints:</i>	Noise reports previously submitted on this site. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusions - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Site is located adjacent to but outside the development boundary to the N of the village, adjacent to the RAF Shawbury airfield.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site will require further offsite highway works and part of the site is within an Environmental Network. Noise impacts resulting from the operational functionality of the airfield may further impede developable area of the site. Whilst the site constraints can be mitigated it is considered there are more sustainable options available to deliver required growth in the plan period.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA016
<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
<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>	A53
<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 and review and any necessary extension of existing speed limit and village gateway. Assumes development will provide new footway along site frontage on the east side of A53.
<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 any missing footway link to frontage of new development 16/05474/FUL.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires 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 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>	Scattered mature trees especially adjacent to eastern curtilage
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road and anaerobic digester in close proximity. Odour from feedstock to anaerobic digester.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment required - potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although this is likely to impose significant constraints on the site. Odour assessment necessary - possible for this to show an significant constraints to residential on this site.
<i>Public Protection Comments Opportunities:</i>	
Conclusions - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	The site is an agricultural holding and Digester plant outside, but adjacent to the development boundary, west of the village and next to new housing. SA is poor, reflecting limited accessibility to local services and potential loss of higher grade agricultural land. SA is fair, but identifies limited access to local facilities and the displacement of an existing waste management facility.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is further from local services than alternatives and would displace a farm and bio-digester. Better sites available.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA018
<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>	6%
<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>	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>	Wytheford Road. Access to Mytton Lane via School Lane does not appear deliverable.
<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 estate road junction and a review and extension of the existing 40mph speed limit and any necessary traffic calming and a footway. Potentially 390 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	If pedestrian and cycle access can be delivered onto School Lane and then via Mytton Lane into the village. It would not be practicable or desirable to fund sustainable transport links from this site to the village along Wytheford Road given the detached nature of the site frontage.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA.
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, white-clawed crayfish, reptiles and nesting birds. There are TPOs in the north-eastern 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>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but large 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>	Mature belt of trees adjacent to west curtilage and TPO trees adjacent to North part of site scattered field trees
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments</i> <i>Opportunities:</i>	Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Agricultural buildings to the south.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Recommend separation from agricultural in the south.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusions - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	The site is agricultural land well away from the development boundary. The site is in a location which is remote from local services to the SE of the village. SA is poor, reflecting limited accessibility to local services and potential loss of higher grade agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Countryside
Reasoning	Site is unsuitable due to its location being remote from local services. Better sites available.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	SHA019
<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>	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>	9%
<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>	A53 via new development 16/05474/FUL and Poynton 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 access is provided to A53 and Poynton Road and the development funds review and extension of existing 30mph speed limit and any necessary traffic calming on Poynton Road and a footway along the site frontage on the west side of Poynton Road to link with existing footway in front of 36 Poynton Rd. Potentially 157 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Extension of school 20mph Zone and physical traffic calming would be desirable given proximity of primary school and scale of development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. If priority habitats are present then these areas of the site should not be developed, reducing the developable area available.
<i>Ecology Comments</i> <i>Other Constraints:</i>	The site is part of an Env. Network corridor. The site may contain priority habitats - botanical survey required. If priority habitats are present then these areas of the site should not be developed. 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>	If priority habitat, these areas should not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</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 part of the site of the former Shawbury brick and tile works (HER PRN 28267) and adjacent to the line of the Roman road from Wroxeter to Whitchurch (and Chester) (HER PRN 00066)
<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>	S106 monies to consolidate, conserve and interpret Grade II listed brick kiln (NHLE ref. 1055383) and associated structures W of site.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Hedges scattered field trees adjacent to woodland to the west
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise and possible dust, odour and light from commercial around the site to the west and south. Possible 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. Suggest separation from commercial in the south and assessment of any impact from commercial to the west.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusions - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	Site located adjacent to but outside the development boundary close to the primary school to the S of the village, and immediately S of the previous site allocation (currently under construction). SA is Good, but identifies limited accessibility to local services.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable highway and pedestrian access to the town centre. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Potential for public open space / nature reserve on former brick works. Potential for school drop off / pick up area (previously identified in SAMDev).
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Allocate for housing
Reasoning	The site represents a sensible and appropriate strategic extension to the village, as part of further phases to the current Lioncourt Development. The development is of a scale sufficient to meet the majority of development need in the village in the plan period. The site will benefit from the existing roundabout on the A53 which is sufficient to manage the expected flow of traffic to both the existing and this proposed site. There is therefore no requirement to provide an access from Poynton Road, The Paddocks or Hazeldine Crescent. The development of this site allows for a natural phasing of growth in the village.
If proposed for Allocation, Potential Capacity:	80
If proposed for Allocation Design Requirements:	Site to include a vehicular access off the new roundabout on the A53 using the access road provided by the current Lioncourt Homes development. There will be no vehicular access from Poynton Road, the Paddocks or Hazeldine Crescent. The site will be developed in two phases, and will provide a range of dwelling types based on evidence of local need.