

Site Assessments: Ellesmere Place Plan Area

Published November 2018

Site Assessments for Ellesmere:

Ellesmere has been identified as a Key Centre within the Local Plan Review.

Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise 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.

Specifically, in Strategic, Principal and Key Centres, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.5ha in size (unless there is potential for allocation as part of a wider site).
3. 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.

Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. 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).
7. 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).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	ELL001
<i>Site Address:</i>	Land off Scotland Street, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.35
<i>Indicative Capacity</i>	11
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage</i>	Approx 50%
<i>General Description:</i>	The site consists of a grassed area fronting Scotland Street and a larger grassed area to the rear of the buildings fronting Scotland Street containing a number of buildings in various conditions and states of disrepair. A tool hire company operates from one of the buildings on the site.
<i>Surrounding Character:</i>	Adjacent uses include residential and retail to the north; east; west; and south east. Land to the south has permission for a medical centre, beyond this is a large supermarket and further residential development.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion: Size:	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 Suitability**:	Approximately 2/3 of the site is located within flood zones 2 and/or 3. The remaining area is relatively small and separated from other promoted sites.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL002
<i>Site Address:</i>	Grange Road employment allocation, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	3.02
<i>Indicative Capacity</i>	91
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	An employment allocation to the north of an existing employment site.
<i>Surrounding Character:</i>	To the south is an existing employment site occupied by Fullwood and Bland.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL003
<i>Site Address:</i>	Land near Blackwater Meadow Marina, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.16
<i>Indicative Capacity</i>	35
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The western part of an undulating field, currently used for cattle grazing. There are mature trees located within and forming much of the northern and southern boundaries of the site.
<i>Surrounding Character:</i>	Surrounding uses comprise of low density residential to the north, a canal marina to the south and cricket ground to the west.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL005
<i>Site Address:</i>	Land South of A495, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	7.00
<i>Indicative Capacity</i>	210
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	Large undulating site in agricultural use to the south of Ellesmere.
<i>Surrounding Character:</i>	To the north east are the grounds of Lakelands School. To the east, south east and south is an existing allocated site, which has recently received Planning Permission for a mixed use development. To the west (South of Scotland Street) is a single dwelling and its grounds, beyond which is open countryside in agricultural use. To the west (North of Scotland Street) is an industrial estate. To the north west the industrial estate continues and there is also residential development.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL006
<i>Site Address:</i>	Land at Grange Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	2.80
<i>Indicative Capacity</i>	84
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	Two fields adjacent to the northern settlement boundary of Ellesmere.
<i>Surrounding Character:</i>	To the north, north west and north east is open countryside, in agricultural use. To the south, south east and south west is residential development.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL007
<i>Site Address:</i>	Land off Cherry Drive, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	3.13
<i>Indicative Capacity</i>	94
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	Fallow land on the western edge of Ellesmere.
<i>Surrounding Character:</i>	To the north is agricultural land with Planning Permission for residential development (130 dwellings). To the east is residential development. To the south is agricultural land with Planning Permission for employment (extension to Ellesmere Business Park) and west are agricultural fields.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	Approximately 2/3 of the site is located in flood zones 2 and/or 3, including the potential point of access.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL008
<i>Site Address:</i>	Land at the Nursery, Oswestry Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.33
<i>Indicative Capacity</i>	40
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage</i>	10%
<i>General Description:</i>	The site consists of three small agricultural fields and a dwelling.
<i>Surrounding Character:</i>	To the north of the site is an employment site. To the east of the site are agricultural fields. To the south of the site are agricultural fields, allocated for development (Planning Permission now secured) for a mixed use development. To the west of the site are agricultural fields (Planning Permission secured for a mixed use development).
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL009
<i>Site Address:</i>	Station Building, Brownlow Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.32
<i>Indicative Capacity</i>	10
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The former station building (listed) and its immediate grounds. The wider site has been granted planning permission for a residential development (14/01744/OUT granted on the 13/11/2015).
<i>Surrounding Character:</i>	To the south is residential development. To the north, east and west is the former station yard, which now benefits from permission for residential development.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	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 Suitability**:	A small portion of the site is located within flood zones 2 and/or 3, however this includes the only potential point of access into the site.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL010
<i>Site Address:</i>	Land off Church Street, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.69
<i>Indicative Capacity</i>	21
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site comprises an open green field which slopes down to the edge of The Mere. The site is located behind the row of properties that front Church / Talbot Street.
<i>Surrounding Character:</i>	Surrounding uses are predominately residential and leisure (tennis courts, putting green etc) related to The Mere. A number of small business uses also front Talbot and Church Streets.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL013
<i>Site Address:</i>	Fullwood and Bland, Grange Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	3.36
<i>Indicative Capacity</i>	101
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site is currently occupied by Fullwood Ltd which manufactures dairy equipment. It is characterised by large industrial buildings, areas of open storage, and areas of hard standing for vehicular parking/movements.
<i>Surrounding Character:</i>	The site adjoins residential development to the south and east; agricultural land (allocated for employment development) to the north and north west; and previously developed land with Planning Permission for residential development to the south west
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Not 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.
Availability*:	As the site is not considered to be available for residential development the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL015
<i>Site Address:</i>	Land adj. cemetery, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.00
<i>Indicative Capacity</i>	30
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	An overgrown field to the east of Swan Hill Road and north of the cemetery. It slopes down towards the Mere.
<i>Surrounding Character:</i>	To the south is the cemetery; to the east and north east is a wooded belt and the Mere. To the north west and west is housing.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site forms part of a local wildlife site.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL019
<i>Site Address:</i>	Land south of Canal, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	4.26
<i>Indicative Capacity</i>	128
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage</i>	20%
<i>General Description:</i>	An irregularly shaped, linear agricultural field located between the Shropshire Union Canal and Birch Road.
<i>Surrounding Character:</i>	To the south, east and west (beyond the canal) are agricultural fields. The field to the west (beyond the canal) was allocated for development within the SAMDev Plan and has recently achieved outline planning permission for a mixed use development. To the north is a developed area containing a number of buildings in use as dwelling/businesses. To the north east is the marina.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL020
<i>Site Address:</i>	Land west of Grange Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	4.69
<i>Indicative Capacity</i>	141
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	Irregularly shaped greenfield site in agricultural use to the north of Ellesmere.
<i>Surrounding Character:</i>	Some scattered mature residential uses on Grange Road to the east. An agricultural fields (pasture) (allocated for employment use within the Local Plan) to the south. Further agricultural fields to the west and north.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL023X
<i>Site Address:</i>	Land at Grange Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.04
<i>Indicative Capacity</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	A small greenfield site consisting of garden land, located to then north of Ellesmere.
<i>Surrounding Character:</i>	Residential and agricultural.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	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 Suitability**:	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.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL024
<i>Site Address:</i>	Land East of Teal Drive, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	3.39
<i>Indicative Capacity</i>	102
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site consists of two adjoining agricultural fields located to the north of Ellesmere.
<i>Surrounding Character:</i>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL024a
<i>Site Address:</i>	Land East of Teal Drive (Parcel A), Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.86
<i>Indicative Capacity</i>	56
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the north of Ellesmere.
<i>Surrounding Character:</i>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL024b
<i>Site Address:</i>	Land East of Teal Drive (Parcel A), Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.51
<i>Indicative Capacity</i>	45
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the north of Ellesmere.
<i>Surrounding Character:</i>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	This site in isolation has no road frontage or potential point of access. The area of the site is already included within a separate site (ELL024) with the adjacent site that could provide a road frontage.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL025
<i>Site Address:</i>	Land at Scott's Victoria Garage, Scotland Street, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.25
<i>Indicative Capacity</i>	7
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage</i>	Approx 60%
<i>General Description:</i>	Garage site consisting of a garage building and forecourt with rear parking and ancillary vacant land.
<i>Surrounding Character:</i>	To the north are residential dwellings. To the south is an area of vacant scrubland with Outline Planning Permission for a medical centre. To the east are residential dwellings and shops on the road frontage and underused buildings and grassland to the rear of the frontage.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	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 Suitability**:	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.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL026
<i>Site Address:</i>	Land off Elson Rd, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	12.12
<i>Indicative Capacity</i>	364
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	A series of agricultural fields to the west of Ellesmere.
<i>Surrounding Character:</i>	Land to the east consists of existing residential development and land with Planning Permission for a residential development. To the north is a ribbon of residential development along Elson Road. To the south and west are agricultural fields.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL027
<i>Site Address:</i>	Land off Grange Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	1.54
<i>Indicative Capacity</i>	46
<i>Type of Site:</i>	
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	A small wedge of agricultural land located to the north of Ellesmere.
<i>Surrounding Character:</i>	To the north east is an employment allocation; to the south west is a previously developed site with Planning Permission for residential development; to the south east is existing residential development; and to the north west is agricultural land.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL028
<i>Site Address:</i>	Ellesmere Business Park Phase 2, Oswestry Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	6.15
<i>Indicative Capacity</i>	185
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	An employment allocation to the north of an existing employment site.
<i>Surrounding Character:</i>	To the south is an existing employment site. To the west and north are agricultural fields. To the east is an area of open space and housing.
<i>Suitability Information:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL029
<i>Site Address:</i>	Land to the rear of Berwyn View, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.82
<i>Indicative Capacity</i>	25
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage</i>	N/A
<i>General Description:</i>	The site is a public open space within the settlement of Ellesmere.
<i>Surrounding Character:</i>	Surrounding character is predominantly residential to the east; educational (and residential beyond) to the north; agricultural to the west; and agricultural (land allocated for mixed use development) to the south.
<i>Suitability Information:</i>	Not Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is a public open space within the settlement of Ellesmere.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	ELL032
<i>Site Address:</i>	Land north of New Wharf Road, Ellesmere
<i>Settlement:</i>	Ellesmere
<i>Site Size (Ha):</i>	0.50
<i>Indicative Capacity</i>	15
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage</i>	Approx 50%
<i>General Description:</i>	The site consists of areas of scrubland and hardstanding, used for car parking.
<i>Surrounding Character:</i>	Car park, supermarket, residential properties and Shropshire Union Canal.
<i>Suitability Information:</i>	Suitable
<i>Availability Information*:</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.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	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.

*A site is considered to be available for residential development where it has 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 where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	ELL002
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Depending upon land usage consider joint access with ELL020.
<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 and Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA which could reduce numbers of dwellings possible.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants, reptiles. Part of site north of track lies in a restoration area of the Environmental Network.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and track. Retain mature trees in field. Protect, enhance and restore Env. Network under CS17 Environmental Networks and MD12. Track with its mature trees could be an old feature and should be retained in the design.
<i>Ecology Comments Opportunities:</i>	Northern part of site indicated as a restoration area for the Env. Network. Track and wide buffer along its length should be retained in open space provision to link woodland and core area to east with corridor to west of site. Semi-natural habitat should be maintained along trackway with public access.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of 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>	Significant trees present on or adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise from adjacent land uses to the south. If site to the south remains noisy may be a significant hurdle to overcome should residential be proposed.
<i>Public Protection Comments Management of Constraints:</i>	Build structure including glazing and stand off distance to existing noise sources (which could "waste space" on the development.
<i>Public Protection Comments Opportunities:</i>	If land to the south removed from employment land and changed to residential this site would become a good site for residential use.
Sustainability Appraisal Conclusion:	Good
Strategic Considerations:	<p>The land is currently allocated for employment development. Whilst it has been determined that there is sufficient employment land currently available in Ellesmere to achieve balanced growth, this is subject to the existing supply (including this site) being delivered.</p> <p>The site itself is well located for employment development, with good access onto the A528 and proximity to other employment uses (located on the adjacent site to the south). Being located in the north-east of Ellesmere, it also balances the employment land opportunities to the south-west.</p> <p>Whilst a Planning Application has not yet been submitted on the site, it has only been allocated for a relatively short period of time and due to the advantages of its location it is considered a valuable site for employment provision.</p> <p>In order to create sustainable settlements, there is a need to provide both housing and employment opportunities. As such it is considered that the land should be retained for employment development.</p> <p>The existing highway is considered unsuitable to serve the traffic associated with the development at its point of access, but necessary improvements are considered achievable through extension of the 30mph zone and traffic calming measures/gateway features.</p> <p>Potential noise associated with the adjacent employment site.</p> <p>A proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>Significant trees on/around the site.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. The northern element of the site should contribute towards the restoration/enhancement of an environmental network. Semi-natural habitat should be maintained and strong tree planting is encouraged. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation:	<p style="text-align: center;">Retain allocation for employment land.</p>
Reasoning:	<p>In order to create sustainable settlements, there is a need to provide both housing and employment opportunities. There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL003
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<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>	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-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Cumulative impact of ELL019 & 003 (177 houses) on the narrow section of Birch Lane south of junction with Watergate Street needs to be examined and the opportunity to create a strategic highway link between this site and the A495 via the business park investigated.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. Lies in 'rural' setting.
<i>Ecology Comments Other Constraints:</i>	EclIA required. Surveys for GCN (ponds within 500m, GCN record within 200m to east), Badgers, Bats, nesting birds, vascular plants (marshy areas present and likely semi-improved grassland), reptiles. Adjacent to Env. Network and north east corner abuts Shropshire Wildlife Trust nature reserve.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is very close to Cole Mere and easy access via the canal - sites further away should be preferred. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space should be located adjacent to any semi-natural habitat and green link should be made between Env. Network to north and south, along eastern boundary to maximise ecological connectivity.
<i>Ecology Comments Opportunities:</i>	Use 'Green Hay Strewing' technique as best practice for creation of grassland areas, avoid topsoil in wildflower areas. Link open space to surrounding green corridors to enhance Env. Network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of Ellesmere Castle scheduled monument (NHLE ref. 1019303) and Ellesmere Conservation Area
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and woodland present on land adjacent to the north of the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and provide links to other adjacent habitat.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill site within 250m.
<i>Public Protection Comments Management of Constraints:</i>	Gas protection may be necessary to properties due to nearby landfill site but evidence suggests not much gassing.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>Whilst the site is adjacent to the development boundary, surrounding uses provide a more 'rural setting'. Residential development on the site is considered to be of a medium-high visual impact.</p> <p>The impact of development on the narrow section of Birch Lane, south of the junction with Watergate Street will need to be examined and if necessary managed. It is understood that there is concern locally about road access in this location and the capacity/constraints on Birch Road.</p> <p>The site is adjacent to the plantation local wildlife site and in proximity of Cole Mere (with easy pedestrian access via the canal).</p> <p>There are significant trees located on the site.</p> <p>The site is also within proximity of a landfill.</p> <p>Development of the site could impact on the setting of Ellesmere Castle Scheduled Monument and Ellesmere Conservation Area.</p> <p>A very small proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues and should link to surrounding environmental networks. High quality tree planting is also required. Use 'Green Hay Strewing' technique for creation of grassland areas and avoid topsoil in wildflower areas. Gas proofing associated with landfill may be necessary. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation:	<p>Remains as countryside.</p>
Reasoning:	<p>The site separation from the core of the built form, 'rural setting'; proximity to sensitive ecological assets and highway concerns mean that there are more preferable sites available within the Town. There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL005
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<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 could support a new junction on the A495. Including suitable pedestrian crossing facility to north side of road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	16
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. Also, at least 10m buffer required to western boundary due to watercourse and Env. Network.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pond on site and ponds within 500m, GCN records within 1km), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland), reptiles. Adjacent to Env. Network.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Main open space should be located around footpath linking to open space of development in the south and trees on site to north. Cross link to buffer along brook to west, maintaining and buffering southern hedgerow.
<i>Ecology Comments Opportunities:</i>	Opportunity to link open space (via pinch-point and footpath) to green space of development to the south.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large site which Tithe map evidence suggests may contain the site of a former windmill. Also and may therefore 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>	Some reasonably significant trees present around boundary of the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north of site will generate noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise can be mitigated through layout and orientation of buildings and glazing and boundary treatment if necessary.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is well related to the built form of the settlement, with the existing development boundary wrapping around it on three sides.</p> <p>Land to the north consists of a business park, residential dwellings and open space associated with the Lakeland School. Land to the south has been allocated for mixed use development. Land to the east consists of the Lakeland School site, its curtilage and associated open space.</p> <p>The site benefits from access onto a main road into Ellesmere.</p> <p>Residential development on the site is considered to be of a medium-high visual impact.</p> <p>The site offers the potential to create an attractive 'gateway' into Ellesmere from the west.</p> <p>It also creates an opportunity to enhance links between the existing built form of the settlement and land allocated for development to the south.</p> <p>Part of the site is located within an environmental network (along western boundary) and there may be some archaeological potential.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p> <p>Opportunity to link into wider open space provision in order to create a circular walk, which could relieve recreational pressure on Cole Mere.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>The site would need to deliver an appropriate junction and pedestrian crossing facility on the A495. Noise associated with the adjacent road will need to be mitigated.</p> <p>Open space requirements will need to exceed default standards in order to address recreation issues. They should also link to green spaces within the development to the south.</p> <p>High quality tree planting is also required.</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 provide land for a GP Surgery/Community Facility.</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>Yes</p>
Recommendation:	<p>Proposed for allocation.</p>
Reasoning:	<p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to create an attractive gateway into the town from the west.</p>
If proposed for Allocation, potential capacity:	<p>150</p>
If proposed for Allocation Design Requirements:	<p>Comprehensive masterplan required for ELL005 and ELL008. This should ensure integration into the existing allocation to the south.</p> <p>Access into ELL005, ELL008 and the existing allocation to the south should be complementary and if possible integrated through the provision of an appropriate junction(s) onto the A495.</p> <p>An appropriate pedestrian crossing facility over the A495 is required.</p> <p>HRA required of the recreational and increased road traffic impact on nearby meres and mosses.</p> <p>Open space requirements must exceed default standards to address recreation issues.</p> <p>Open space provision should link to green spaces within the development to the south and the surrounding area, with the intention of creating a circular walk.</p> <p>Provision of an appropriate buffer (minimum 10m) to Newnes Brook to create an environmental corridor.</p> <p>Potential to de-culvert Newnes Brook should also be investigated and if possible implemented.</p> <p>Existing tree cover should be retained and enhanced.</p> <p>Design and layout should minimise noise impact from adjacent road.</p> <p>Residential development should be limited to those elements of the sites located outside flood zones 2 and/or 3 and the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	ELL006
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	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>	Existing highway frontage (east of site) is a narrow lane unsuitable for HGVs and would need to be improved.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Unlikely to be able to deliver / justify the level of improvement that would be needed from the site frontage to Swan Hill. Could be reconsidered if access through plot ELL024 could be achieved onto the A528.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA which could reduce numbers of dwellings possible.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (pond within 100m, GCN records within 1km), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland), reptiles. Partly within Env. Network.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Main open space should be located along the south-eastern boundary as a continuation of the disused railway corridor in the Env. Network.
<i>Ecology Comments Opportunities:</i>	Enhancement and restoration of the Env. Network along route of disused railway line to maintain potential public access route and connect green corridor east-west over the northern limit of the settlement boundary. See ELL024 and ELL024a
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill on southern boundary of the site found to be gassing in 1992.
<i>Public Protection Comments Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Poor
Strategic Considerations:	<p>Whilst the site has a highway frontage on its eastern boundary, this lane is narrow and rural in character. The existing highway is considered unsuitable to serve the traffic associated with the development at its point of access and the necessary improvements are not considered achievable through the development of this site. The site's only point of access to services is down a narrow country lane.</p> <p>There are significant trees (some of which are subject to TPO protection) located on the site.</p> <p>As the only potential point of access is onto a country lane with a relatively convoluted route into the town, this does create a feeling of separation from the built form of the settlement.</p> <p>The site is adjacent to an historic landfill.</p> <p>A small portion of the site is located within an environmental network.</p> <p>A very small proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>HRA will be required for recreational impacts in combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Open space requirements will need to exceed default standards in order to address recreation issues. High quality tree planting is also required.</p> <p>Enhance and restore the environmental network along route of disused railway line. Maintain public access on this route.</p> <p>Gas proofing associated with landfill may be necessary.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	
<p>Potential for Allocation?</p>	
<p>Recommendation:</p>	<p style="text-align: center;">Remains as countryside.</p>
<p>Reasoning:</p>	<p>The sites only potential point of access is onto a narrow rural lane.</p> <p>This potential access point creates a feeling of separation from the built form of the settlement.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
<p>If proposed for Allocation, potential capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3

Site Reference:	ELL008
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	20%
<i>Percentage of site in Flood Zone 2:</i>	34%
<i>Percentage of site in Flood Zone 1:</i>	66%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	23%
<i>Percentage of the site within 20m of a detailed river network:</i>	23%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<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. By adding a fourth arm to the existing 3 arm roundabout but the costs may not be supported by the quantum of development. Y. If access could be achieved onto the new link road that serves the mixed use development to the west and south 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	15
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible. Much of site in flood plain of Newnes Brook and in corridor of Env. Network
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, otters, water vole and white-clawed crayfish. Partly within Env. Network with Newnes Brook on east border.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Green buffer required to east to maintain corridor of Newnes Brook. Minimum 10m buffer to watercourse, and de-culvert where possible. Main open space should be connected to this and the southern/wester boundary to improve area of semi-natural green space and links to adjacent landscaping (14/04047/OUT) westwards.
<i>Ecology Comments Opportunities:</i>	Potential to de-culvert section of Newnes Brook along eastern boundary and restore and enhance the Env. Network under CS17.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Historic map evidence indicates that the site is crossed by a palaeochannel (old watercourse). May have high archaeological potential for palaeoenvironmental deposits.
<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>	
<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>	Site abuts the A495 therefore noise concerns for this edge of the site.
<i>Public Protection Comments Management of Constraints:</i>	Noise can be mitigated through layout and orientation of buildings and glazing and boundary treatment if necessary.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is well related to the built form of the settlement, with the existing development boundary wrapping around it on three sides.</p> <p>Land to the north consists of a business park. Land to the south has been allocated for mixed use development. Land to the east has also been submitted for consideration for residential allocation.</p> <p>The site benefits from access onto a main road into Ellesmere.</p> <p>Residential development on the site is considered to be of a medium-high visual impact.</p> <p>Elements of the site (34%) are in flood zones 2 and/or 3 and 23% of the site are within 20m of an historic flood event and detailed river network. Development of this site would need to exclude the areas of the site at risk of flooding.</p> <p>The site offers the potential to create an attractive 'gateway' into Ellesmere from the west.</p> <p>It also creates an opportunity to enhance links between the existing built form of the settlement and land allocated for development to the south.</p> <p>Approximately 50% of the site is located within an environmental network and there may be some archaeological potential.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p> <p>Opportunity to link into wider open space provision in order to create a circular walk, which could relieve recreational pressure on Cole Mere.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>The site would need to deliver an appropriate junction and pedestrian crossing facility on the A495. Potential to de-culver Newnes Brook and restore/enhance the associated environmental network. Open space requirements will need to exceed default standards in order to address recreation issues. They should also link to green spaces within the development to the south. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation:	<p>Proposed for allocation.</p>
Reasoning:	<p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to create an attractive gateway into the town from the west.</p>
If proposed for Allocation, potential capacity:	<p>10</p>
If proposed for Allocation Design Requirements:	<p>Comprehensive masterplan required for ELL005 and ELL008. This should ensure integration into the existing allocation to the south. Access into ELL005, ELL008 and the existing allocation to the south should be complementary and if possible integrated through the provision of an appropriate junction(s) onto the A495. An appropriate pedestrian crossing facility over the A495 is required. HRA required of the recreational and increased road traffic impact on nearby meres and mosses. Open space requirements must exceed default standards to address recreation issues. Open space provision should link to green spaces within the development to the south and the surrounding area, with the intention of creating a circular walk. Provision of an appropriate buffer (minimum 10m) to Newnes Brook to create an environmental corridor. Potential to de-culvert Newnes Brook should also be investigated and if possible implemented. Existing tree cover should be retained and enhanced. Design and layout should minimise noise impact from adjacent road. Residential development should be limited to those elements of the sites located outside flood zones 2 and/or 3 and the 1,000 year surface flood risk zone. Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Site Assessment - Stage 3

Site Reference:	ELL010
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	74%
<i>Percentage of the site within 20m of a detailed river network:</i>	61%
<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? Assuming it is possible to move the existing controlled crossing on the A528.
<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 and Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible. All of site in corridor of Env. Network and immediately adjacent to core area (Ellesmere). Under CS17 corridor should be maintained, enhanced and restored.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey) and reptiles. Within corridor of Env. Network with Ellesmere as core area to the east.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Any development on site would have to maintain links to the south and east. If housing permitted on site numbers would have to be significantly reduced and the quality of remaining green space improved in quality as wildlife corridor and accessible green space.
<i>Ecology Comments Opportunities:</i>	Improved public access to higher quality natural green space.
<i>Heritage Comments Significant Constraints:</i>	Site within Ellesmere Conservation Area and settings of several Listed Buildings. Also within medieval core of the town, so holds archaeological interest (HER PRNs 05293 & 05304). Planning appeal for this site dismissed in 2016 on basis of impact on character and appearance of the Conservation Area
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation (trail trenching) and impact on CA). High quality design necessary to minimise any impacts on the setting of the CA. NB archaeological DBA completed in 2014 and geophysical survey in 2015
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Some reasonably significant trees present around boundary of the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site.
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is within the Ellesmere Conservation Area and the settings of several Listed Buildings. Its central location means that it is also within the medieval core of the town, so holds archaeological interest. The site is adjacent to The Mere Local Wildlife site.</p> <p>The site is also understood to have local amenity value.</p> <p>The suitability of the existing highway to support the traffic associated with the development at the access point is dependent on the ability to relocate the controlled crossing on the A528.</p> <p>74% of the site is located within 20m of an historic flood event and 61% within 20m of a detailed river network.</p> <p>The site is located within an environmental network.</p> <p>The site is in the setting of the conservation area.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Open space requirements will need to exceed default standards in order to address recreation issues. Access to open spaces should be enhanced. High quality tree planting is also required. 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:	Remains as countryside.
Reasoning:	The site is within the Ellesmere Conservation area and the setting of several listed buildings. As such it is unsuitable for development. There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL019
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<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-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Narrow country lane along site frontage with no footway and national speed limits. Will need improvement including widening and extension of speed limit.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N? To secure improvements to lane may require third party land. Also cumulative impact of ELL019 & 003 (177 houses) on the narrow section of Birch Lane south of junction with Watergate Street needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	13
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere (very close with direct footpath connection to Cole Mere) and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible. Much of site in corridor of Env. Network (canal). Landscape issues.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pond within 100m, others in 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, otters and water vole. Partly within Env. Network which follows and buffers the canal.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere with a direct access route along the canal. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Roadside hedge may be particularly species-rich. Green buffer required to canal, minimum 20 m. Open space should be connected to the buffer and the roadside hedge at least in two areas with semi-natural corridor (incorporating existing hedges?).
<i>Ecology Comments Opportunities:</i>	Improved buffer of natural planting to canal side.
<i>Heritage Comments Significant Constraints:</i>	Site adjacent to, and with the settings of, the Grade II* and Grade II buildings within the Ellesmere Yard Canal Workshop, and adjacent to Ellesmere Canal (HER PRN 03414). Development would be likely to have a detrimental impact the significance of these heritage assets.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present adjacent to the site along south boundary..
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	Sewage treatment works to north west = odour
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	.Don't use for residential, limited non-residential use may be acceptable.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Poor
Strategic Considerations:	<p>Whilst the site is adjacent to the development boundary, it is separated from the majority of the built form of the settlement by the Canal.</p> <p>Residential development on the site is considered to be of a medium-high visual impact.</p> <p>The existing highway is considered unsuitable to serve the traffic associated with the development at its point of access and the necessary improvements would require third party land. It is also understood that there is concern locally about road access in this location and the capacity/constraints on Birch Road.</p> <p>The site is adjacent to, and within the settings of, the Grade II* and Grade II buildings within the Ellesmere Yard Canal Workshop, and adjacent to Ellesmere Canal.</p> <p>There is a sewage treatment works to the north west of the site, associated odour may be a significant constraint.</p> <p>Much of the site is located within an environmental network.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. High quality tree planting is also required, as are improvements to natural planting along the canal. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation:	<p style="text-align: center;">Remains as countryside.</p>
Reasoning:	<p>Whilst the site is adjacent to the development boundary, it is separated from the majority of the built form of the settlement by the Canal. The site is also within the setting of Grade II and II* listed buildings. Odour associated with the sewage treatment works. Highway access is considered unsuitable and necessary improvements would require third party land. There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL020
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<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>	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>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Depending upon land usage consider joint access with ELL002.
<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 and Public Transport Service):	16
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible. If GCN are in pond mitigation land will be required. Landscape issues?
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pond on site), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey) and reptiles. Surrounded by Env. Network on 3 sides.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is relatively close to Cole Mere. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain trees within site where possible and include pond and habitat links in green open space to create corridor between arms of the Environmental network (to address CS17).
<i>Ecology Comments Opportunities:</i>	Increased corridor for Env. Network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential effects on setting of Grade II Listed The Grange (NHLE ref. 1175929), particularly as the site is detached from the existing built form of the town and therefore incongruous with the semi-rural surroundings. No known archaeological interest but site is of medium size, so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation + setting assessment).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present on or adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A528 would require attention and possibly assessment.
<i>Public Protection Comments Management of Constraints:</i>	If properties set well back from main A road no noise assessment would be required
<i>Public Protection Comments Opportunities:</i>	Good site.
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is separated from the built form of the settlement by land allocated for employment development. Due to this it is in a 'rural setting'.</p> <p>The existing highway is considered unsuitable to serve the traffic associated with the development at its point of access, but necessary improvements are considered achievable through extension of the 30mph zone and traffic calming measures/gateway features.</p> <p>A very small proportion of the site is located within an area at higher risk of surface water flooding. The site also contains a pond.</p> <p>Possible effects on the setting of Grade II listed building (The Grange).</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Open space requirements will need to exceed default standards in order to address recreation issues. High quality tree planting is also required. Opportunity to enhance/increase the environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation:</p>	<p>Remains as countryside.</p>
<p>Reasoning:</p>	<p>The site is separated from the built form of the settlement by land allocated for employment development. Due to this it is in a 'rural setting'. There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
<p>If proposed for Allocation, potential capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3

Site Reference:	ELL024
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes access via ELL024a and onto Teal Drive has no third party restrictions.
<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>	Cumulative impact of ELL024(a) & 006 (186 houses) on the Teal Drive / A528 junction needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Over half site within Env. Network linking route of disused railway and natural green space to south and east with priority habitat and grounds of The Grange to north and west.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Green Env. Network corridor to be created along south east and south west boundaries to link habitats. Reduced area for building.
<i>Ecology Comments Opportunities:</i>	Providing green corridor across northern side of Ellesmere for people and wildlife. Semi-natural green space for informal recreation in line with HRA and visitor management at Cole Mere. See ELL024a and ELL006.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	No objections to this site raised on historic environment grounds but if it is taken forward we would suggest that good quality design is required.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill to northeast.
<i>Public Protection Comments Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments Opportunities:</i>	Good site.
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is located adjacent to the built form of the settlement.</p> <p>A proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>The impact of the development on the Teal Drive/A528 junction would need assessment.</p> <p>Over half of the site is located within an environmental network - along western and southern boundaries.</p> <p>Significant trees located on the site.</p> <p>There is a landfill located to the north-east of the site.</p> <p>Within the Shropshire Landscape and Visual Sensitivity Study, the site is within a parcel within which residential development on the site is considered to be of a medium-low landscape and visual impact.</p> <p>However, a more detailed landscape assessment was undertaken for this site to inform the determination of a previous Planning Application, which indicated that development would have a high effect due to the significant change in landscape character.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. Significant trees and hedgerows will need to be retained on the site and high quality tree planting is required. Need to create green environmental networks along the sites south-east and south-west boundaries to provide links between existing assets. This should also link into a wider green corridor to the north of Ellesmere.</p> <p>Gas proofing associated with landfill may be necessary.</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>Remains as countryside.</p>
Reasoning:	<p>Development on the site would have a high landscape impact.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL024a
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<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>	10%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	See ELL024
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	See ELL024
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	See ELL024
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	See ELL024
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	See ELL024
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	See ELL024
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	See ELL024
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA and the Environmental Network, which could reduce numbers of dwellings possible.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. All of site within Env. Network linking route of disused railway and natural green space to south and east with priority habitat and grounds of The Grange to north and west.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Green Env. Network corridor to be created along south east and south west boundaries to link habitats. Much reduced area for building.
<i>Ecology Comments Opportunities:</i>	Providing green corridor across northern side of Ellesmere for people and wildlife. Semi-natural green space for informal recreation in line with HRA and visitor management at Cole Mere. See ELL024 and ELL006.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	No objections to this site raised on historic environment grounds but if it is taken forward we would suggest that good quality design is required.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill to northeast.
<i>Public Protection Comments Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments Opportunities:</i>	Good site.
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is located adjacent to the built form of the settlement.</p> <p>A proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>The impact of the development on the Teal Drive/A528 junction would need assessment.</p> <p>The site is located within an environmental network.</p> <p>Significant trees located on the site.</p> <p>There is a landfill located to the north-east of the site.</p> <p>Within the Shropshire Landscape and Visual Sensitivity Study, the site is within a parcel within which residential development on the site is considered to be of a medium-low landscape and visual impact. A more detailed landscape assessment was undertaken for ELL024 (which extends beyond this site) to inform the determination of a previous Planning Application, which indicated that development would have a high effect due to the significant change in landscape character. It is acknowledged that ELL024a may have a reduced impact to that of development within ELL024.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. Significant trees and hedgerows will need to be retained on the site and high quality tree planting is required. Need to create green environmental networks along the sites south-east and south-west boundaries to provide links between existing assets. This should also link into a wider green corridor to the north of Ellesmere.</p> <p>Gas proofing associated with landfill may be necessary.</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>Remains as countryside.</p>
Reasoning:	<p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL026
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	1%
<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>	3%
<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>	13%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-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>	
<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>	Cumulative impact of ELL026 & 007 (456 houses) on the B5068 / A495 junction and narrow section of Trimpley Street needs to be examined and the opportunity to create a strategic highway link between this site and the A495 via the business park investigated.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). 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.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pond on site and within 500m), Badgers, Bats, nesting birds, reptiles. Partly within Env. Network following the two routes of disused railway lines.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Routes of both disused railway lines should be incorporated into green space provision with public access and additional natural habitat planting conforming with CS17 and MD12. Pond to be retained and habitat links to open space.
<i>Ecology Comments Opportunities:</i>	Creation of a circular dog-walking route using both sections of disused railway.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site previously crossed by Oswestry to Ellesmere (HER PRN 05982) and Ellesmere to Wrexham (HER PRN 08459) branches of the Cambrian Railway. Also a large site, so may hold wider archaeological interest.
<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>	Some reasonably significant trees present around boundary of the site.
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Historic railways cross the site therefore potential contamination associated with these. Noise from road to the north is a potential.
<i>Public Protection Comments Management of Constraints:</i>	Remediate contamination.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The site is located adjacent to a current development site.</p> <p>Off-site highway works would be required. Specifically capacity of the B5068/A495 junction and narrow section of Trimpley Street needs to be examined; and the opportunity to create a strategic highway link between this site and the A495 via the business park investigated. It is understood that there is concern locally about road access in this location and the capacity/constraints on Elson Road, and in particular the junction with Victoria Street.</p> <p>Part of the site is within an environmental network, following the routes of two disused railway lines. These may also have archaeological value and potentially contamination. These would need to be retained as green space.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc. Residential development on the site is considered to be of a medium-low landscape and visual impact.</p> <p>A proportion of the site is located within an area at higher risk of surface water flooding.</p> <p>There are some reasonably significant trees around the site.</p>

<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Open space requirements will need to exceed default standards in order to address recreation issues. High quality tree planting is also required.</p> <p>Retention and enhancement of environmental networks. These networks should be linked to create a circular walk using both sections of the disused railway.</p> <p>Any contamination on the site would need to be remediated.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation:</p>	<p>Remains as countryside.</p>
<p>Reasoning:</p>	<p>Off-site highway works would be required. It is understood that there is concern locally about road access in this location and the capacity/constraints on Elson Road, and in particular the junction with Victoria Street.</p> <p>The site contains part of an environmental network.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
<p>If proposed for Allocation, potential capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3

Site Reference:	ELL027
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<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>	Promoter advises access has been secured through ELL002
<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 Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Depending upon land usage consider joint access with ELL020.
<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 and Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). 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.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space to lie adjacent to hedges and mature trees to south and west. to improve habitat linkages and reduce conflict between housing and trees.
<i>Ecology Comments Opportunities:</i>	Improve biodiversity value through habitat creation in open space.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within he town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise from existing industry to the southeast
<i>Public Protection Comments Management of Constraints:</i>	Noise insulation to reduce noise impacts may be required but likely to be possible.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Good
Strategic Considerations:	<p>The sites only point of access is through the adjacent employment allocation. The site is also in close proximity to the existing Fullwood and Bland Employment Site on Grange Road. As such the site is more closely associated with employment uses that residential uses.</p> <p>The existing highway is considered unsuitable to serve the traffic associated with the development at its point of access, but necessary improvements are considered achievable through extension of the 30mph zone and traffic calming measures/gateway features.</p> <p>Potential noise associated with adjacent employment site.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc. There are significant trees around the boundary of the site.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. Open spaces should also involve habitat creation and tree planting.</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?	
Potential for Allocation?	
Recommendation:	<p style="text-align: center;">Remains as countryside.</p>
Reasoning:	<p>The sites only point of access is through the adjacent employment allocation. The site is also in close proximity to the existing Fullwood and Bland Employment Site on Grange Road. As such the site is more closely associated with employment uses than residential uses.</p> <p>It is considered that there is currently sufficient employment land allocated in Ellesmere.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	ELL028
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	17%
<i>Percentage of the site within 20m of a detailed river network:</i>	17%
<i>All or part of the site within a Source Protection Zone:</i>	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 existing Business Park
<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 and Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses, and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). 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.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds.

<i>Ecology Comments Management of Constraints:</i>	See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Locate open space to lie adjacent to hedges or watercourse to east and north to improve habitat linkages.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Known prehistoric archaeological interest on the site. Field evaluations carried out in 2008.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (suggest this takes the form of an agreed archaeological mitigation strategy, including a Written Scheme of Investigation, the implementation of which could then be conditioned)
<i>Heritage Comments Opportunities:</i>	Opportunity to preserve the known archaeology in situ could be built into the site design/ layout.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Existing commercial use to the south.
<i>Public Protection Comments Management of Constraints:</i>	May be able to mitigate pollution concerns from existing commercial use however may result in loss of development land.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	<p>The land is currently allocated for employment development. Whilst it has been determined that there is sufficient employment land currently available in Ellesmere to achieve balanced growth, this is subject to the existing supply (including this site) being delivered.</p> <p>The site itself is well located for employment development, with strong links to the existing Business Park adjacent to the sites southern boundary, and through this site onto the good access onto the A495. Being located in the south-west of Ellesmere, it also balances the employment land opportunities to the north-east. Whilst a Planning Application has not yet been submitted on the site, due to the advantages of its location it is considered a valuable site for employment provision.</p> <p>In order to create sustainable settlements, there is a need to provide both housing and employment opportunities. As such it is considered that the land should be retained for employment development.</p> <p>The site can only be accessed through the adjacent business park and there could be noise issues associated with this site.</p> <p>17% of the site is within 20m of an historic flood event and detailed river network.</p> <p>There is known prehistoric interest on the site.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p>

<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Open space requirements will need to exceed default standards in order to address recreation issues. Open spaces should be located adjacent to hedges/watercourse to improve habitat links. High quality tree planting is also required.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation:</p>	<p style="text-align: center;">Retain allocation for employment land.</p>
<p>Reasoning:</p>	<p>In order to create sustainable settlements, there is a need to provide both housing and employment opportunities.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
<p>If proposed for Allocation, potential capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3

Site Reference:	ELL032
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	24%
<i>Percentage of site in Flood Zone 2:</i>	42%
<i>Percentage of site in Flood Zone 1:</i>	58%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	Not Assessed
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	Not Assessed
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	Not Assessed
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	Not Assessed
<i>Percentage of the site within 20m of an historic flood event:</i>	Not Assessed
<i>Percentage of the site within 20m of a detailed river network:</i>	Not Assessed
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	New Wharf 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>	0
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	0
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. If priority habitats are present then the site should not be developed. If priority habitats not present, boundary vegetation should be retained, enhanced and buffered, reducing developable area.
<i>Ecology Comments Other Constraints:</i>	Much of the site lies within the Env. Network. There is a TPO in the western boundary. The site may contain priority habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located wholly within Ellesmere Conservation Area. N end of site located within the medieval historic core of Ellesmere (HER PRN 05304) and a group of tenement plots (HER PRN 05288) that are thought to have medieval origins. Site also includes part of a former timber yard (HER PRN 05231) associated with the Ellesmere Canal.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; archaeological Desk Based Assessment + ?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	
<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>	Possible noise from supermarket. Contaminated land concerns from past land use and land uses near by.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Consideration of noise necessary - noise assessment required and mitigation as required.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion:	Not Assessed
Strategic Considerations:	<p>The site was promoted following the base date of the 31st March 2018 for the SLAA exercise.</p> <p>The site is located within the built form of the settlement.</p> <p>The site has previously been granted planning permission for a GP surgery.</p> <p>Part of the site is currently in use for parking.</p> <p>Approximately 50% of the site is located within flood zones 2 and/or 3.</p> <p>The majority of the site is located within a conservation area and forms part of a former timber yard associated with Ellesmere Canal, may therefore have archaeological potential.</p> <p>The site contains several mature trees.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and Fenns etc. Mosses and NOx pollution from increased road traffic on White Mere, Sweatmere and Crose Mere and Clarepool Moss etc.</p> <p>The site is located within an environmental network, may contain priority habitat and is within proximity of a tree subject to TPO protection.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Open space requirements will need to exceed default standards in order to address recreation issues. High quality tree planting is also required.</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?	Yes
Potential for Allocation?	No
Recommendation:	<p>The site is located within the built form of the settlement and the existing development boundary. As such the elements of the site not located within flood zones 2 and/or 3 may be suitable as windfall development, subject to material considerations. The elements of the site within flood zones 2 and/or 3 would be subject to sequential/exception tests.</p> <p>Due to the size and location of the site, it is not considered necessary for the site to be allocated for development.</p>
Reasoning:	<p>The site is located within the built form of the settlement and subject to material considerations may be appropriate for windfall development.</p> <p>Site design will need to reflect the sites setting within a conservation area and the elements of the site in flood zones 2 and/or 3.</p> <p>There are preferable sites available within the settlement. These sites are considered to have a better relationship to the built form of the settlement; could potentially contribute towards the achievement of a circular walk which could relieve recreational pressure on the Cole Mere SAC; and offer an opportunity to create an attractive gateway into the town.</p>
If proposed for Allocation, potential capacity:	
If proposed for Allocation Design Requirements:	