

Appendix I

Ellesmere Place Plan Area  
Site Assessments

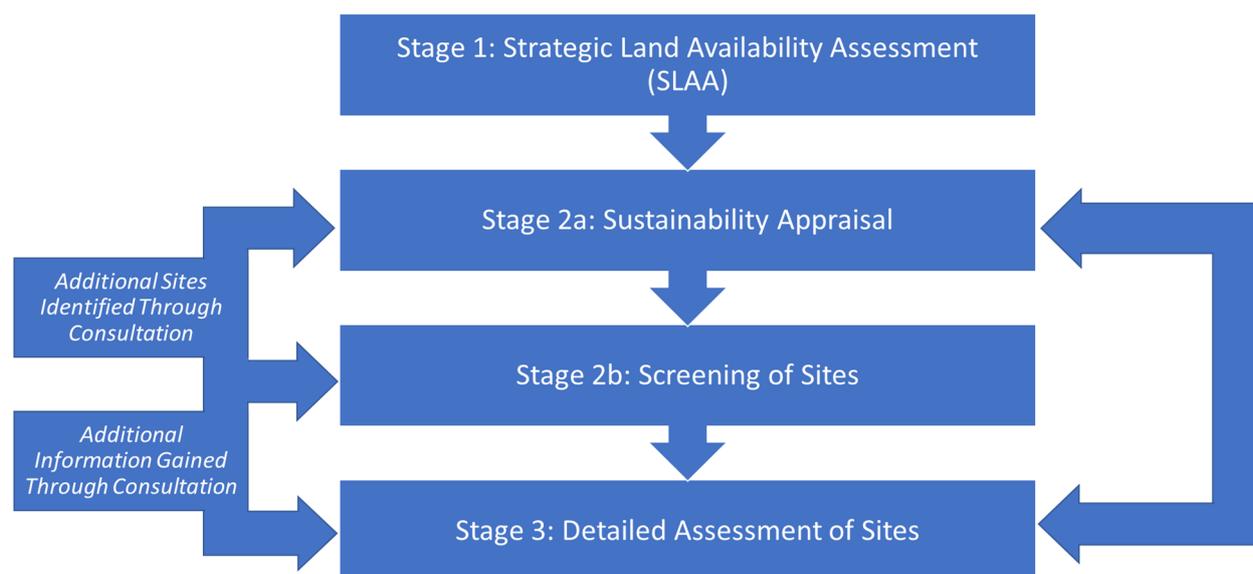
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# Site Assessment Process Overview

## 1. Introduction

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

**Figure 1: Site Assessment Process**



### Site Assessment Process

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

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

*Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.*

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

#### Stage 2a: Sustainability Appraisal

Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.

#### Stage 2b: Screening of Sites

Stage 2b consisted of a screening exercise informed by consideration of a sites availability; size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

#### Stage 3: Detailed site review

Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement.

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

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

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

### **Assessing Suitability:**

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

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

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

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

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

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

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

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

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

#### **Assessing Availability:**

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

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

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

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

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

### **Conclusion**

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

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

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

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

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

--	
-	
0	
+	

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

#### 4. Screening of Sites

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

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

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

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

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

*\*Significant physical constraints:*

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

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

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

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

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

**Please Note:**

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

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

## **5. Detailed Site Review**

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

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

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

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

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

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

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

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

**Ellesmere Place Plan Area  
Stage 2a Sustainability Appraisal:  
Site Assessments**

**Key Centre: Ellesmere**

Criteria	Criteria Description	Scoring Guide	Site Ref: ELL001	Site Ref: ELL002	Site Ref: ELL003	Site Ref: ELL005	Site Ref: ELL006	Site Ref: ELL007	Site Ref: ELL008	Site Ref: ELL009	Site Ref: ELL010	Site Ref: ELL013	Site Ref: ELL015	Site Ref: ELL019	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	0	-	0	0	0	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	0	0	-	0	-	-	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-	-	+	-	+	-	+	-	-	
	GP surgery		+	+	-	-	+	-	-	+	+	+	-	-	
	Library(permanent or mobile library stop)		+	+	-	-	-	-	-	+	+	+	-	-	
	Leisure centre		+	-	-	+	-	+	+	-	-	-	-	-	
	Children's playground		+	+	+	+	-	+	+	+	+	+	+	-	
	Outdoor sports facility		+	+	+	+	-	+	+	+	+	+	+	+	
Amenity green space	+		+	+	+	+	-	-	+	+	+	+	+		
Accessible natural green space (natural/semi-natural green space)	-	-	+	-	-	-	-	-	-	-	-	-			
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	-	+	+	+	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	-	0	-	-	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	0	+	+	0	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	0	0	0	0	--	--	0	--	
a Listed Building	0		0	0	0	0	0	0	0	--	0	0	--		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	-	0	0	0	0	0	-	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	-	-	0	0	-	-	-	-	-	
300m of a Listed Building	-		-	-	0	-	0	0	-	-	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0	0	0	0		0		0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+							+		+			
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
<b>Overall Score</b>			<b>2</b>	<b>2</b>	<b>-4</b>	<b>-3</b>	<b>-8</b>	<b>-2</b>	<b>-4</b>	<b>2</b>	<b>-5</b>	<b>1</b>	<b>-6</b>	<b>-13</b>	
<b>Overall Sustainability Conclusion</b>			<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>									
Range is 2 to -13 Good is 2 to -3 Fair is -4 to -8 Poor is -9 to -13															

Criteria	Criteria Description	Scoring Guide	Site Ref:										
			ELL020	ELL023X	ELL024	ELL024a	ELL024b	ELL025	ELL026	ELL027	ELL028	ELL029	ELL032
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	-	-	-	-	0	-	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	0	-	-	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	-	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>												
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	+	+	+	-	-	+
	GP surgery		-	-	+	+	+	+	-	+	-	-	+
	Library(permanent or mobile library stop)		-	-	+	+	-	+	-	+	-	-	+
	Leisure centre		-	-	-	-	-	+	-	-	+	+	+
	Children's playground		-	-	+	+	+	-	+	+	+	+	-
	Outdoor sports facility		+	-	-	-	-	+	+	+	+	+	+
	Amenity green space		+	+	+	+	+	+	-	+	-	+	+
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	-	0	-	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	+	+	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	-	-	-	0	-	0	-	-
300m of a Listed Building	-		0	-	-	-	-	0	-	0	-	-	0
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)						+				+	
	Please note: where a site falls into more than one category, highest sensitivity category is recorded												
<b>Overall Score</b>			<b>-5</b>	<b>-9</b>	<b>-4</b>	<b>-4</b>	<b>-6</b>	<b>-1</b>	<b>-3</b>	<b>2</b>	<b>-4</b>	<b>-4</b>	<b>-1</b>
<b>Overall Sustainability Conclusion</b>			<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Good</b>
Range is 2 to -13 Good is 2 to -3 Fair is -4 to -8 Poor is -9 to -13													

Criteria	Criteria Description	Scoring Guide	Site Ref: ELL005 & ELL008 & ELL033
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>		
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0
	Ramsar Site		0
	National Nature Reserve		0
	Site of Special Scientific Interest		0
	Ancient Woodland		0
	Wildlife Site		0
Local Nature Reserve	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>		
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0
	1km of a Ramsar Site		0
	500m of a National Nature Reserve		0
	500m of a Site of Special Scientific Interest		0
	500m of Ancient woodland		0
	250m of a Wildlife Site		0
100m of a Local Nature Reserve	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>		
	Children's playground	Yes = minus score (-) No = zero score (0)	0
	Outdoor sports facility		0
	Amenity green space		0
Accessible natural green space (natural/semi-natural green space)	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>		
	Primary School	Yes = plus score (+) No = minus score (-)	-
	GP surgery		-
	Library(permanent or mobile library stop)		-
	Leisure centre		+
	Children's playground		+
	Outdoor sports facility		+
Amenity green space	+		
Accessible natural green space (natural/semi-natural green space)	-		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	1
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>		
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0
	a Scheduled Monument		0
	a Registered Battlefield		0
	a Registered Park or Garden		0
	a Conservation Area		0
a Listed Building	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0
	300m of a Scheduled Monument		0
	300m of a Registered Battlefield		0
	300m of a Registered Park or Garden		0
	300m of a Conservation Area		-
300m of a Listed Building	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	
Please note: where a site falls into more than one category, highest sensitivity category is recorded			
<b>Overall Score</b>			<b>-2</b>
Range is 2 to -13 Good is 2 to -3 Fair is -4 to -8 Poor is -9 to -13 <b>Overall Sustainability Conclusion</b>			<b>Good</b>

# Community Hub: Dudleston Heath

Criteria	Criteria Description	Scoring Guide	Site Ref:												
			DHG001	DHG002X	DHG003	DHG004	DHG005X	DHG006	DHG007	DHG008	DHG009	DHG010	DHG011	DHG012	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	-	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-	-	-	+	+	+	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	-	+	+	-	+	-	-	-	-	-	-	-
	Outdoor sports facility		-	-	+	+	-	+	+	-	-	-	+	+	-
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	+	-	-	-	+	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	0	0	0	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	+	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	not assessed												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)													
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
<b>Overall Score</b>			-8	-8	-5	-4	-9	-3	-5	-7	-7	-10	-6	-6	
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Good	Good	Poor	Good	Good	Fair	Fair	Poor	Fair	Fair	
Range is -3 to -10 Good is -3 to -5 Fair is -6 to -8 Poor is -9 to -10															

Criteria	Criteria Description	Scoring Guide	Site Ref:				
			DHG013	DHG014	DHG015	DHG016	EME001
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>						
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	Ramsar Site		0	0	0	0	0
	National Nature Reserve		0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0
	Ancient Woodland		0	0	0	0	0
	Wildlife Site		0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>						
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>						
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	Outdoor sports facility		0	0	-	0	0
	Amenity green space		0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>						
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-
	GP surgery		-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-
	Leisure centre		-	-	-	-	-
	Children's playground		-	-	-	-	-
	Outdoor sports facility		-	-	+	+	-
	Amenity green space		-	-	-	+	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>						
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0
	a Conservation Area		0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>						
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	not assessed				
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)					
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)					
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)					
Please note: where a site falls into more than one category, highest sensitivity category is recorded							
<b>Overall Score</b>			<b>-10</b>	<b>-9</b>	<b>-7</b>	<b>-4</b>	<b>-10</b>
Range is -3 to -10 Good is -3 to -5 Fair is -6 to -8 Poor is -9 to -10 <b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Poor</b>

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

**Key Centre: Ellesmere**

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL001</b>
<b>Site Address:</b>	Land off Scotland Street, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.35
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 50%
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion: Size<sup>2</sup>:</b>	<b>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).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL002</b>
<b>Site Address:</b>	Grange Road employment allocation, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	3.02
<b>Indicative Capacity (Dwellings):</b>	91
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An employment allocation to the north of an existing employment site.
<b>Surrounding Character:</b>	To the south is an existing employment site occupied by Fullwood and Bland.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL003</b>
<b>Site Address:</b>	Land near Blackwater Meadow Marina, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.16
<b>Indicative Capacity (Dwellings):</b>	35
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	Surrounding uses comprise of low density residential to the north, a canal marina to the south and cricket ground to the west.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL005</b>
<b>Site Address:</b>	Land South of A495, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	7.00
<b>Indicative Capacity (Dwellings):</b>	210
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large undulating site in agricultural use to the south of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL006</b>
<b>Site Address:</b>	Land at Grange Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	2.80
<b>Indicative Capacity (Dwellings):</b>	84
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Two fields adjacent to the northern settlement boundary of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL007</b>
<b>Site Address:</b>	Land off Cherry Drive, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	3.13
<b>Indicative Capacity (Dwellings):</b>	94
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Fallow land on the western edge of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>Approximately 2/3 of the site is located in flood zones 2 and/or 3. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL008</b>
<b>Site Address:</b>	Land at the Nursery, Oswestry Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.33
<b>Indicative Capacity (Dwellings):</b>	40
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	10%
<b>General Description:</b>	The site consists of three small agricultural fields and a dwelling.
<b>Surrounding Character:</b>	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).
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL009</b>
<b>Site Address:</b>	Station Building, Brownlow Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.32
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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).
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for 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).
<b>Strategic Suitability<sup>3</sup>:</b>	A small portion of the site is located within flood zones 2 and/or 3. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL010</b>
<b>Site Address:</b>	Land off Church Street, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.69
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL013</b>
<b>Site Address:</b>	Fullwood and Bland, Grange Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	3.36
<b>Indicative Capacity (Dwellings):</b>	101
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Not Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the site is not considered to be available for residential development the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL015</b>
<b>Site Address:</b>	Land adj. cemetery, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.00
<b>Indicative Capacity (Dwellings):</b>	30
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An overgrown field to the east of Swan Hill Road and north of the cemetery. It slopes down towards the Mere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site forms part of a local wildlife site.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL019</b>
<b>Site Address:</b>	Land south of Canal, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	4.26
<b>Indicative Capacity (Dwellings):</b>	128
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	20%
<b>General Description:</b>	An irregularly shaped, linear agricultural field located between the Shropshire Union Canal and Birch Road.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL020</b>
<b>Site Address:</b>	Land west of Grange Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	4.69
<b>Indicative Capacity (Dwellings):</b>	141
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Irregularly shaped greenfield site in agricultural use to the north of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL023X</b>
<b>Site Address:</b>	Land at Grange Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.04
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for 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).
<b>Strategic Suitability<sup>3</sup>:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL024</b>
<b>Site Address:</b>	Land East of Teal Drive, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	3.39
<b>Indicative Capacity (Dwellings):</b>	102
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two adjoining agricultural fields located to the north of Ellesmere.
<b>Surrounding Character:</b>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL024a</b>
<b>Site Address:</b>	Land East of Teal Drive (Parcel A), Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.86
<b>Indicative Capacity (Dwellings):</b>	56
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field located to the north of Ellesmere.
<b>Surrounding Character:</b>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL024b</b>
<b>Site Address:</b>	Land East of Teal Drive (Parcel A), Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.51
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an agricultural field located to the north of Ellesmere.
<b>Surrounding Character:</b>	Agricultural uses to the north and east. Residential to the west. Wooded area to the south.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	This site in isolation has no road frontage or potential point of access. The area of the site is already included within a separate site (ELL024) with the adjacent site that could provide a road frontage.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL025</b>
<b>Site Address:</b>	Land at Scott's Victoria Garage, Scotland Street, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.25
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 60%
<b>General Description:</b>	Garage site consisting of a garage building and forecourt with rear parking and ancillary vacant land.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	<b>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).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The majority of the site is located within flood zones 2 and/or 3.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL026</b>
<b>Site Address:</b>	Land off Elson Rd, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	12.12
<b>Indicative Capacity (Dwellings):</b>	364
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A series of agricultural fields to the west of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL027</b>
<b>Site Address:</b>	Land off Grange Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.54
<b>Indicative Capacity (Dwellings):</b>	46
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A small wedge of agricultural land located to the north of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL028</b>
<b>Site Address:</b>	Ellesmere Business Park Phase 2, Oswestry Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	6.15
<b>Indicative Capacity (Dwellings):</b>	185
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An employment allocation to the north of an existing employment site.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL029</b>
<b>Site Address:</b>	Land to the rear of Berwyn View, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.82
<b>Indicative Capacity (Dwellings):</b>	25
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is a public open space within the settlement of Ellesmere.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>The site is a public open space within the settlement of Ellesmere.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL032</b>
<b>Site Address:</b>	Land north of New Wharf Road, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	0.50
<b>Indicative Capacity (Dwellings):</b>	15
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 50%
<b>General Description:</b>	The site consists of areas of scrubland and hardstanding, used for car parking.
<b>Surrounding Character:</b>	Car park, supermarket, residential properties and Shropshire Union Canal.
<b>Suitability Information:</b>	Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:                      Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

<b>Site Assessment - Stage 2b</b>	
<b>Site Reference:</b>	<b>ELL033</b>
<b>Site Address:</b>	Land south of the A495, Ellesmere
<b>Settlement:</b>	Ellesmere
<b>Site Size (Ha):</b>	1.17
<b>Indicative Capacity (Dwellings):</b>	35.1
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of the majority of a small agricultural field located to the south-west of Ellesmere. Site boundaries are defined by the road to the north, residential curtilage to the east and agricultural field boundaries to north and west.
<b>Surrounding Character:</b>	Character to east, west and south is predominantly agricultural (although land to the south was allocated and has Planning Permission for mixed use development). Character to the north is a mix of agricultural and employment.
<b>Suitability Information:</b>	N/A
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

# Community Hub: Dudleston Heath

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG001</b>
<i>Site Address:</i>	Land at Greenhill Bank
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.20
<i>Indicative Capacity (Dwellings):</i>	6
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is located within Greenhill Bank near Dudleston Heath. A roughly rectangular area of scrub and woodland. Site boundaries are formed by the road to the west and property curtilages to north, south and east.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG002X</b>
<i>Site Address:</i>	Land to the Rear of the Oaklands
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.17
<i>Indicative Capacity (Dwellings):</i>	>5
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx 50%
<i>General Description:</i>	The site consists of a dwelling and its curtilage, which is heavily wooded.
<i>Surrounding Character:</i>	Residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion: Size<sup>2</sup>:</b>	<b>As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG003</b>
<i>Site Address:</i>	Land east of Church Lane
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	1.82
<i>Indicative Capacity (Dwellings):</i>	55
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field containing a pond. Site boundaries are defined by the road to the north, and agricultural field boundaries to the south, west and east. The north eastern corner of the sites boundary is defined by a property curtilage.
<i>Surrounding Character:</i>	Primarily agricultural, open space and some residential.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG004</b>
<i>Site Address:</i>	Land north of Chestnut Avenue
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	1.58
<i>Indicative Capacity (Dwellings):</i>	47
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field. Site boundaries are defined by property curtilages to east and south and agricultural field boundaries to north and west.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG005X</b>
<i>Site Address:</i>	Land at Chapel Lane
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.17
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approximately 25%
<i>General Description:</i>	Site consists of a residential dwelling and its curtilage which included a wooded area. Site boundaries are defined by roads/access lands to north and west , property curtilage to the south and north-east and an agricultural field boundary to east.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion: Size<sup>2</sup>:</b>	<b>As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG006</b>
<b>Site Address:</b>	Land at Pumping Station & Telephone Exchange, Dudleston Grange
<b>Settlement:</b>	Dudleston Heath
<b>Site Size (Ha):</b>	3.05
<b>Indicative Capacity (Dwellings):</b>	91
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approximately <5%
<b>General Description:</b>	The site is located within Dudleston Grange near Dudleston Heath. A large site consisting of a series of agricultural fields and a small building with an access track. Site boundaries are primarily defined by agricultural field boundaries and the road (to the south).
<b>Surrounding Character:</b>	Primarily agricultural, with some rural/linear dwellings.
<b>Suitability Information: (from SLAA)</b>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG008</b>
<i>Site Address:</i>	Gravel Hole Site
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.46
<i>Indicative Capacity (Dwellings):</i>	14
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is located within Gravels Hole some distance from Dudleston Heath. An irregularly shaped site consisting of agricultural fields and wooded areas. The site consists of a linear portion of a larger agricultural field. Site boundaries are defined by the road to the east and south, an agricultural field boundary to the north and are undefined to the west.
<i>Surrounding Character:</i>	Primarily agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG009</b>
<i>Site Address:</i>	Land Adjacent to the Haulage Yard, Dudleston Heath
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.49
<i>Indicative Capacity (Dwellings):</i>	15
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of an agricultural field (much of which is already allocated for residential development).
<i>Surrounding Character:</i>	Residential, agricultural and commercial (allocated for residential development).
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG010</b>
<i>Site Address:</i>	Land Opposite Dudleston Grange
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	1.94
<i>Indicative Capacity (Dwellings):</i>	58
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is located within Dudleston Grange near Dudleston Heath. A site consisting of parts of two large agricultural fields and a small building with an access track. Site boundaries are primarily defined by the road to the north, a wooded area to the east, an agricultural field boundary to the west and are undefined to the south.
<i>Surrounding Character:</i>	Primarily agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG011</b>
<b>Site Address:</b>	Land at Pentreheylw Cottage
<b>Settlement:</b>	Dudleston Heath
<b>Site Size (Ha):</b>	0.71
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a roughly triangular area of land consisting of two fields. The site includes the access to Pentreheylw Cottage. Site boundaries are defined by property curtilages to east and south and the road to the north and west.
<b>Surrounding Character:</b>	Primarily agricultural and a limited number of rural dwellings.
<b>Suitability Information: (from SLAA)</b>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG012</b>
<i>Site Address:</i>	Land at Pentreheylin
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.29
<i>Indicative Capacity (Dwellings):</i>	9
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of a wider agricultural field. Site boundaries are defined by the road and an access track to south and west, in part an agricultural field boundary to the east and are undefined to the north and the remainder of the east.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG013</b>
<i>Site Address:</i>	Land at Dudleston Heath
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.37
<i>Indicative Capacity (Dwellings):</i>	11
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is associated with housing to the east of the core of Dudleston Heath. It consists of a field with large residential dwellings and their curtilages forming its south and western boundaries. Its northern boundary is defined by the road and its eastern boundary by an agricultural field boundary.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG014</b>
<i>Site Address:</i>	Land at Gladstone House
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.45
<i>Indicative Capacity (Dwellings):</i>	14
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approximately <5%
<i>General Description:</i>	The site is associated with housing to the east of the core of Dudleston Heath. The site consists of a small field containing a series of agricultural buildings. Site boundaries are defined by the road to the north, woodland/agricultural field boundaries to the south and east and property curtilages to the west.
<i>Surrounding Character:</i>	Primarily residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG015</b>
<i>Site Address:</i>	Land South East of Village Hall
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.73
<i>Indicative Capacity (Dwellings):</i>	22
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of two fields and part of the Village Hall carpark. Site boundaries are defined by agricultural field boundaries to the east and south, the extent of the open space and parts of the Village Hall carpark to the west and the curtilages of the Village Hall/road to the north.
<i>Surrounding Character:</i>	Primarily agricultural, community buildings, open space and some residential.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>DHG016</b>
<i>Site Address:</i>	Land fronting Church Cottage
<i>Settlement:</i>	Dudleston Heath
<i>Site Size (Ha):</i>	0.73
<i>Indicative Capacity (Dwellings):</i>	22
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of the curtilage gardens of Church Cottage, fronting the cottage onto the road. Site boundaries are defined by the road to the north, the access track to the Cottage to the east, property curtilages to the west and are undefined to the south.
<i>Surrounding Character:</i>	Primarily agricultural and a limited number of rural dwellings.
<i>Suitability Information: (from SLAA)</i>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b>	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>EME001</b>
<b>Site Address:</b>	Land on Eastwick Lane, near Dudleston Heath
<b>Settlement:</b>	Dudleston Heath
<b>Site Size (Ha):</b>	0.74
<b>Indicative Capacity (Dwellings):</b>	22
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is located on Eastwick Lane to the north of Dudleston Heath. The site consists of part of two agricultural fields located opposite some rural/linear dwellings. Site boundaries are defined by the road to the west and are undefined to north, south and east.
<b>Surrounding Character:</b>	Primarily agricultural and a limited number of rural dwellings.
<b>Suitability Information: (from SLAA)</b>	During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion:</b> <b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>During the Strategic Land Availability Assessment (SLAA) this settlement was identified as Countryside. Where relevant the assessment of this sites suitability will be updated through the more detailed site assessment carried out within Stage 3 of the site assessment process.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

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

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

**Key Centre: Ellesmere**

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but site is of medium size, so may have some archaeological potential
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on or adjacent to the site.
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>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</i> <i>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</i> <i>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.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<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>3% of the site is located within the 30 year surface flood risk zone, 5% in the 100 year surface flood risk zone and 10% in the 1,000 year surface flood risk zone.</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> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Retain allocation for employment land.</b></p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL003</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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>	EclA 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>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is poorly related to the built form of the settlement.</p> <p>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 the capacity/constraints in this location.</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>1% of the site is located within the 30 year surface flood risk zone, 3% in the 100 year surface flood risk zone and 8% in the 1,000 year surface flood risk zone.</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 contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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.</p> <p>Use 'Green Hay Strewing' technique for creation of grassland areas and avoid topsoil in wildflower areas.</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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>The sites proximity to sensitive ecological assets, relationship to the built form of the settlement and highway concerns amongst other factors mean that there are more preferable sites available within the Town. 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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL005</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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 Title 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>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<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> <p>1% of the site is located within flood zones 2 and flood zone 3.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>The site would need to deliver an appropriate junction and pedestrian crossing facility on the A495.</p> <p>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>
<b>Known Infrastructure Opportunities:</b>	<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?	No
Potential for Allocation?	Yes

<b>Recommendation:</b>	<p style="text-align: center;"><b>Allocate for development in combination with ELL008 and ELL033.</b></p>
<b>Reasoning:</b>	<p>The site is well related to the built form of the settlement and existing allocated sites.  It presents an opportunity in combination with ELL008 and EL033 to create an attractive gateway into the town from the west.  Development could be excluded from the element of the site on flood zones 2 and 3, which would present opportunities for open space provision.</p>
<b>If proposed for Allocation, potential capacity:</b>	<p style="text-align: center;">170 dwellings, in combination with ELL008 and ELL033</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Comprehensive masterplan required for the site.  Access into each component of the site and the existing allocation to the south should be complementary. An appropriate pedestrian crossing facility over the A495 is required.  Mitigation measures required to remove any adverse effects from development of the site on the integrity of internationally designated sites.  The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.  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. This should link to existing public rights of way on the site, which will be retained and enhanced.  The potential to de-culvert Newnes Brook should be investigated and if possible implemented. An appropriate buffer (minimum 10m) to Newnes Brook should be provided to create an environmental corridor.  Existing tree cover should be retained and enhanced.  Design and layout should minimise noise impact from adjacent road.</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL006</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Landfill on southern boundary of the site found to be gassing in 1992.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<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.</p> <p>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>2% of the site is located within the 30 year surface flood risk zone, 2% in the 100 year surface flood risk zone and 3% in the 1,000 year surface flood risk zone.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>The sites only potential point of access is onto a narrow rural lane.  This potential access point creates a feeling of separation from the built form of the settlement.  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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL007</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	65%
<i>Percentage of site in Flood Zone 2:</i>	70%
<i>Percentage of site in Flood Zone 1:</i>	30%
<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>	19%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	50%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	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-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>	Assumes access onto Cherry Drive or Magnolia 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>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Additional impact of ELL007 on the Cherry Drive / Elson Road T junction needs to be checked. Cumulative impact of ELL026 & 007 (456 houses) on the B5068 / A495 junction and narrow section of Trimpey Street needs to be examined.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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 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 south border and disused railway on northern boundary.
<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. Green buffer required to north to maintain corridor of disused railway (for future public access). Minimum 10m buffer to watercourse in south. Main open space should be connected to this to improve area of semi-natural green space.
<i>Ecology Comments Opportunities:</i>	Maintaining current informal dog walking opportunities and enhancements to the Environmental Network in line with MD12 and CS17.

<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Historic map evidence suggests site originated as wetland/ wet meadowland. Probable prehistoric cropmark enclosure c. 220m to the west. May have high archaeological potential for palaeo-environmental and prehistoric deposits.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs adjacent to site.
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within he town. Can link with existing rural and urban trees.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	Good site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The existing built form of the settlement lies to the east of the site. Development is also occurring to its north and land to the south is allocated for employment development.</p> <p>The point at which access can be established into the site is located within flood zones 2 and/or 3.</p> <p>Development of the site could not occur without off-site highway works including consideration of the capacity of the Cherry Drive/Elson Road T junction and the B5068 / A495 junction. It is understood that there is concern locally about the capacity/constraints at this junction.</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>65% of the site is located within flood zone 3 and 70% within flood zone 2. 2% of the site is located within the 30 year surface flood risk zone, 19% in the 100 year surface flood risk zone and 50% in the 1,000 year surface flood risk zone. 1% of the site are within 20m of an historic flood event and detailed river network. Access to the site would be through flood zones 2 and/or 3.</p> <p>Much of site in flood plain of Newnes Brook and parts are in corridor of Env. Network.</p> <p>Significant trees present on and adjacent to the site.</p> <p>TPOs adjacent to site.</p> <p>The site may have high archaeological potential for palaeo-environmental and prehistoric deposits.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Open space requirements will need to exceed default standards in order to address recreation issues. Maintaining opportunities for dog walking. 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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>Much of the site is located within flood zones 2 and/or 3.  The point at which access can be established into the site is located within flood zones 2 and/or 3.  Development of the site could not occur without off-site highway works including consideration of the capacity of the Cherry Drive/Elson Road T junction and the B5068 / A495 junction. It is understood that there is concern locally about the capacity/constraints at this junction.  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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL008</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Historic map evidence indicates that the site is crossed by a palaeochannel (old watercourse). May have high archaeological potential for palaeo-environmental deposits.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Site abuts the A495 therefore noise concerns for this edge of the site.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<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 are in flood zones 2 (34%) and 3 (20%). 1% of the site is located within the 1,000 year surface flood risk zone 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> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>The site would need to deliver an appropriate junction and pedestrian crossing facility on the A495.</p> <p>Potential to de-culver Newnes Brook and restore/enhance the associated environmental network.</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>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	Yes

<b>Recommendation:</b>	<b>Allocate for development in combination with ELL005 and ELL033.</b>
<b>Reasoning:</b>	<p>The site is well related to the built form of the settlement and existing allocated sites. Development could be excluded from the element of the site on flood zones 2 and 3, which would present opportunities for open space provision.</p> <p>It presents an opportunity in combination with ELL005 and ELL033 to create an attractive gateway into the town from the west.</p>
<b>If proposed for Allocation, potential capacity:</b>	170 dwellings, in combination with ELL005 and ELL033
<b>If proposed for Allocation Design Requirements:</b>	<p>Comprehensive masterplan required for the site.</p> <p>Access into each component of the site and the existing allocation to the south should be complementary. An appropriate pedestrian crossing facility over the A495 is required.</p> <p>Mitigation measures required to remove any adverse effects from development of the site on the integrity of internationally designated sites.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</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. This should link to existing public rights of way on the site, which will be retained and enhanced.</p> <p>The potential to de-culvert Newnes Brook should be investigated and if possible implemented. An appropriate buffer (minimum 10m) to Newnes Brook should be provided to create an environmental corridor.</p> <p>Existing tree cover should be retained and enhanced.</p> <p>Design and layout should minimise noise impact from adjacent road.</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL010</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24)</b> <b>(Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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>	EcIA 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.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<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. The site is also understood to have local amenity value. 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. 4% of the site is located within the 1,000 year surface flood risk zone, 74% of the site is located within 20m of an historic flood event and 61% within 20m of a detailed river network. The site is located within an environmental network. The site is in the setting of the conservation area. 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. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>The site is within the Ellesmere Conservation area and the setting of several listed buildings. As such it is unsuitable for development.</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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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). Develop 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>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<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. 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 the capacity/constraints in this location</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. 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> <p>The site performs poorly within State 2a Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<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>The site is also within the setting of Grade II and II* listed buildings.</p> <p>Odour associated with the sewage treatment works.</p> <p>Highway access is considered unsuitable and necessary improvements would require third party land.</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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL020</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation + setting assessment).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on or adjacent to the site.
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from A528 would require attention and possibly assessment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	If properties set well back from main A road no noise assessment would be required
<i>Public Protection Comments</i> <i>Opportunities:</i>	Good site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is separated from the built form of the settlement by land allocated for employment development. 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>1% of the site is located within the 30 year surface flood risk zone, 1% in the 100 year surface flood risk zone and 3% in the 1,000 year surface flood risk zone. 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>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>Opportunity to enhance/increase the environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>The site is separated from the built form of the settlement by land allocated for employment 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.</p>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL024</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Landfill to northeast.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Good site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is located adjacent to the built form of the settlement.</p> <p>6% of the site is located within the 30 year surface flood risk zone, 8% in the 100 year surface flood risk zone and 14% in the 1,000 year surface flood risk zone. 1% of the site is also within 20m of an historic flood event and a detailed river network. 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. 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. 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> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Open space requirements will need to exceed default standards in order to address recreation issues.</p> <p>Significant trees and hedgerows will need to be retained on the site and high quality tree planting is required.</p> <p>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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL024a</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	10%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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. 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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Landfill to northeast.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Gas proofing layer to buildings.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Good site.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is located adjacent to the built form of the settlement.</p> <p>8% of the site is located within the 30 year surface flood risk zone, 10% in the 100 year surface flood risk zone and 14% in the 1,000 year surface flood risk zone.</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> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Open space requirements will need to exceed default standards in order to address recreation issues.</p> <p>Significant trees and hedgerows will need to be retained on the site and high quality tree planting is required.</p> <p>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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL026</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Some reasonably significant trees present around boundary of the site.
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to strengthen existing mature treescape around periphery of the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>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</i> <i>Management of Constraints:</i>	Remediate contamination.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site is located adjacent to a current development site.</p> <p>Development of the site could not occur without off-site highway works including consideration of the capacity of the Cherry Drive/Elson Road T junction and the B5068 / A495 junction. It is understood that there is concern locally about the capacity/constraints at this junction. An alternative access to the south has also been suggested however this point of access into the site is located within flood zones 2 and/or 3 and would involve third party land.</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.</p> <p>Residential development on the site is considered to be of a medium-low landscape and visual impact.</p> <p>1% of the site is located within Flood Zone 3 and 4% within Flood Zone 2. 3% of the site is located within the 30 year surface flood risk zone, 6% in the 100 year surface flood risk zone and 13% in the 1,000 year surface flood risk zone.</p> <p>There are some reasonably significant trees around the site.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<p>Development of the site could not occur without off-site highway works including consideration of the capacity of the Cherry Drive/Elson Road T junction and the B5068 / A495 junction. It is understood that there is concern locally about the capacity/constraints at this junction. An alternative access to the south has also been suggested however this point of access into the site is located within flood zones 2 and/or 3 and would involve third party land.</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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL027</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant trees present on and adjacent to the site. TPOs on site
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential noise from existing industry to the southeast
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise insulation to reduce noise impacts may be required but likely to be possible.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site's 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>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.</p> <p>There are significant trees around the boundary of the site.</p> <p>2% of the site is located within the 1,000 year surface flood risk zone.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	
Potential for Allocation?	

<b>Recommendation:</b>	<p style="text-align: center;"><b>Remains as countryside.</b></p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL028</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Known prehistoric archaeological interest on the site. Field evaluations carried out in 2008.
<i>Heritage Comments</i> <i>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</i> <i>Opportunities:</i>	Opportunity to preserve the known archaeology in situ could be built into the site design/ layout.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Existing commercial use to the south.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<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 site's 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.</p> <p>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. 1% of the site is located within Flood Zone 3 and 3% within flood zone 2. 1% of the site is located within the 1,000 year surface flood risk zone. 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>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No

<b>Recommendation:</b>	<p style="text-align: center;"><b>Retain allocation for employment land.</b></p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL032</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	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>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	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>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	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. See accompanying document

<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; archaeological Desk Based Assessment + ?evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible noise from supermarket. Contaminated land concerns from past land use and land uses near by.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<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>24% of the site is located within Flood Zone 3 and 42% within Flood Zone 2. 4% of the site is located within the 100 year surface flood risk zone and 14% in the 1,000 year surface flood risk zone.</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> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	Yes
Potential for Allocation?	No

<b>Recommendation:</b>	<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. Due to the size and location of the site, it is not considered necessary for the site to be allocated for development.</p>
<b>Reasoning:</b>	<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>
<b>If proposed for Allocation, potential capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>ELL033</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	27%
<i>Percentage of site in Flood Zone 2:</i>	37%
<i>Percentage of site in Flood Zone 1:</i>	63%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	6%
<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>	A 495
<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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assumes new footway at site frontage and crossing facility/link with existing footway on north side of A 495 at nearby roundabout.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store and Public Transport Service):</b>	13
<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. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	

<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Historic map evidence indicates that the site is crossed by a palaeochannel (old watercourse). May have high archaeological potential for palaeo-environmental deposits.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA +?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Hedgerows and hedgerow trees, belt of trees to the south east.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments</i> <i>Opportunities:</i>	Opportunities for tree planting across the site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise will require assessment to meet internal noise standards with windows open.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is crossed by the access to the existing SAMDev Plan residential and mixed use allocations to the south.</p> <p>The site offers the potential to create an attractive 'gateway' into Ellesmere from the west. 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>The site benefits from access onto a main road into Ellesmere. However 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. Off-site highway works will also be required including provision of a new footway at site frontage and crossing facility/link with existing footway on north side of A495 at nearby roundabout.</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> <p>Residential development on the site is considered to be of a medium-high visual impact.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</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>There are hedgerows and mature trees on the site.</p> <p>27% of the site is located within Flood Zone 3 and 37% within Flood Zone 2. 1% of the site is located within the 1,000 year surface flood risk zone. 6% of the site is within 20m of a detailed river network.</p> <p>The site may be crossed by a palaeochannel (old watercourse) and therefore may have high archaeological potential for palaeo-environmental deposits.</p> <p>The road to the north is a source of noise.</p> <p>The site performs poorly within State 2a Sustainability Appraisal.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>The site would need to deliver an appropriate junction, traffic calming and pedestrian crossing facility on the A495.</p> <p>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. Hedgerows/trees should be buffered and 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>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	Yes

<b>Recommendation:</b>	<b>Allocate for development in combination with ELL005 and ELL008.</b>
<b>Reasoning:</b>	<p>The site is well related to the built form of the settlement and will be crossed to provide access to the current SAMDev Plan allocation, as such its allocation will strongly link to the current SAMDev Plan allocation and allow for a more effective integration of development on the current SAMDev Plan allocation and that on ELL005 and ELL008.</p> <p>It presents an opportunity in combination with ELL005 and ELL008 to create an attractive gateway into the town from the west.</p> <p>Development could be excluded from the element of the site on flood zones 2 and 3, which would present opportunities for open space provision.</p> <p>Whilst the site performs poorly within Stage 2a Sustainability Appraisal, this is primarily due to access to services and facilities, development of the site in combination with ELL005 and ELL008 could provide on-site open space and improved links to services and facilities in the town.</p>
<b>If proposed for Allocation, potential capacity:</b>	170 dwellings, in combination with ELL005 and ELL008
<b>If proposed for Allocation Design Requirements:</b>	<p>Comprehensive masterplan required for the site.</p> <p>Access into each component of the site and the existing allocation to the south should be complementary. An appropriate pedestrian crossing facility over the A495 is required.</p> <p>Mitigation measures required to remove any adverse effects from development of the site on the integrity of internationally designated sites.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</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. This should link to existing public rights of way on the site, which will be retained and enhanced.</p> <p>The potential to de-culvert Newnes Brook should be investigated and if possible implemented. An appropriate buffer (minimum 10m) to Newnes Brook should be provided to create an environmental corridor.</p> <p>Existing tree cover should be retained and enhanced.</p> <p>Design and layout should minimise noise impact from adjacent road.</p>

# Community Hub: Dudleston Heath

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG001</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (Chapel Lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	On the basis that it is a small scale development. Although no footways, lane is quiet and the scale of development wouldn't impact significantly on local traffic flows, safety etc.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	On the basis that it is a small scale development it is possible to walk along lanes to access village.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Botanical survey may be required. Requires EclA and surveys for GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgerows on boundary of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	none
<i>Public Protection Comments Management of Constraints:</i>	n/a
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is associated with Greenhill Bank and some distance from Dudleston Heath, separated by the built form of Greenhill Bank and agricultural fields.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site contains wooded areas and there are has boundary trees and hedgerows.</p> <p>1% of the site is located within the 1,000 year surface flood risk zone.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG003</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Subject to review and extension of existing speed limit. Existing footway at site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Existing footway extending into village.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA. Protection of pond on the site will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond on the site. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Field adjacent to western boundary contains semi-improved grassland. Botanical survey may be required. Requires EclA and surveys for GCNs (ponds within 500m), badgers, bat survey (trees), reptiles and nesting birds. Hedgerows, pond and adjacent grassland will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of St Matthew's Church (HER PRN 32569) - a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of non-designated heritage assets).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgerows on boundary of site. Few trees on site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	road noise
<i>Public Protection Comments Management of Constraints:</i>	noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site adjoins the built form of Dudleston Heath on its eastern boundary. HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. There is a pond on the site and it has boundary trees and hedgerows. The adjacent field contains semi-improved grassland. 1% of the site is located within the 1,000 year surface flood risk zone. Potential impact on setting of St Matthew's Church, a non-designated heritage asset. Noise associated with nearby roads. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG004</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (Hill Park estate road)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Via stub off Hill Park.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Sensible extension of existing residential area.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA. Protection of an adjacent pond will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond adjacent to the south-western boundary. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Requires EclA and surveys for GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and pond will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	road noise
<i>Public Protection Comments Management of Constraints:</i>	noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site is well related to the built form of Dudleston Heath which bounds the site to the east and south.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site has boundary trees and hedgerows.</p> <p>There is a pond adjacent to the site.</p> <p>Noise associated with nearby roads.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG006</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	18%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to review and extension of the 40 mph limit and provision of footway along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No footway into village which is a considerable distance away.
Ecology Comments Significant Constraints:	If priority habitats are present then those areas of the site should not be developed. HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA. Protection of an adjacent pond will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond adjacent to the south-eastern boundary. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. The site may contain priority habitats. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. Hedgerows and pond will need to be buffered.
Ecology Comments Management of Constraints:	If priority habitat, those areas of the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.2

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Earthwork remains of ridge and furrow (HER PRNs 08263, 08309, 08310) , and former field boundary banks (HER PRNs 08263 and 08311) , present across much of site. Presence of possible pottery kiln east of the telephone exchange indicated by a dump of wasters (HER PRN 08313). Site therefore has archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation [Level 2 earthwork survey, geophysical survey and trial trenching]).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary and within site. Small area of woodland adjacent to the south east boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site, linking and extending woodland area.
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	none
<i>Public Protection Comments Management of Constraints:</i>	n/a
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site is associated with Dudleston Grange separated from the core of Dudleston Heath by agricultural land.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site contains and has boundary trees and hedgerows and may contain priority habitats.</p> <p>There is a pond and small area of woodland adjacent to the site.</p> <p>18% of the site is within 20m of a detailed river network. 2% of the site is located within the 1,000 year surface flood risk zone.</p> <p>Earthwork remains of ridge and furrow and former field boundary banks present across much of site. Presence of possible pottery kiln east of the telephone exchange indicated by a dump of wasters. Site therefore has archaeological interest.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG007</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (local lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. If the frontage could be improved to a more suitable standard of lane.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The lane is very narrow and can not be improved beyond the frontage without third party land. Close to local primary school but some distance on foot to D Heath village.
Ecology Comments Significant Constraints:	If priority habitats are present then those areas of the site should not be developed. HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	The site may contain priority habitats. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, water voles, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	If priority habitat, those areas of the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and hedgrows on boundary and within the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	No Con' Land use on-site. Within 250m of historic landfill site.
<i>Public Protection Comments Management of Constraints:</i>	con land assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site is associated with Gravels Hole and some distance from Dudleston Heath, seperated by agricultural fields.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site may contain priority habitats. There are significant trees and hedgerows on the site and its boundaries.</p> <p>There may be contaminated land on/within proximity of the site.</p> <p>1% of the site is located within the 1,000 year surface flood risk zone.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG008</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (local lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Though lane is very narrow.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The lane is very narrow and can not be improved beyond the frontage without third party land. Close to local primary school but some distance on foot to D Heath village.
Ecology Comments Significant Constraints:	If priority habitats are present then those areas of the site should not be developed. HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	The site may contain priority habitats. Northern part of site is Env. Network core area. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, water voles, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	If priority habitat, those areas of the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	No Con' Land use on-site. Within 250m of historic landfill site.
<i>Public Protection Comments Management of Constraints:</i>	con land assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is associated with Gravels Hole and some distance from Dudleston Heath, seperated by agricultural fields.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>There are significant trees and hedgerows on the site and its boundaries. The site may contain priority habitats.</p> <p>There may be contaminated land on/within proximity of the site.</p> <p>4% of the site is located within the 1,000 year surface flood risk zone.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG009</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	8%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	7%
Percentage of the site within 20m of a detailed river network:	7%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Access could be provided through the adjacent site allocation, subject to design and layout.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Access could be provided through the adjacent site allocation, subject to design and layout.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Access could be provided through the adjacent site allocation, subject to design and layout. The site is close to village amenities.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts on Cole Mere Ramsar Site and Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC and Ramsar, may require more than minimum open space provision and or a developer contribution to visitor management on international sites.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (pond on site and several ponds within 500m, GCN records within 300m), Badgers, Bats, nesting birds, reptile, otters, water vole (record along ditch to west). Partly within and adjacent to Env. Network which follows ditch.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network to southern boundary in accordance with CS17 Environmental Networks and MD12. Protection of ponds and provision of mitigation land for GCN if found to be present. Buffer to water course of native vegetation.

<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<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>	Trees and hedgrows on boundary
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is adjacent to the current SAMDev Plan residential allocation in Dudleston Heath, however this allocation, which is yet to be implemented, also separates the site from the road and much of the built form of the settlement.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>An Environmental Network lies immediately adjacent to and includes the southern boundary (water course) of the site.</p> <p>The site has boundary trees and hedgerows.</p> <p>8% of the site is located within the 1,000 year surface flood risk zone. 7% of the site is located within 20m of an historic flood event and 7% is located within 20m of a detailed river network.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG010</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	5%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to review and extension of the 40 mph limit and provision of footway along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No footway into village which is a considerable distance away. Visibility issues due to bends in road. Double white lines along the whole frontage.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Requires EclA and surveys for GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Mature trees and hedgrows on boundary of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	road noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is associated with Dudleston Grange separated from the core of Dudleston Heath by agricultural land.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site has boundary trees and hedgerows.</p> <p>2% of the site is located within the 30 year and 100 year surface flood risk zones. 5% of the site is located within the 1,000 year surface flood risk zone.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Noise from nearby roads.</p> <p>The site performs poorly within stage 2a Sustainability Appraisal.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG011</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B 5068 and/or side lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to review and extension of the 40 mph limit and provision of footway along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No footway into village which is a considerable distance away. Visibility issues due to bends in road, double white lines etc
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Requires EclA and surveys for GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Mature trees and hedgrows on boundary and within the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	No Con' Land use on site. Potential Con' Land site off southern boundary
<i>Public Protection Comments Other Constraints:</i>	No Con' Land use on site. Potential Con' Land site off southern boundary
<i>Public Protection Comments Management of Constraints:</i>	con land assessment, working farm on southern boundary - looks like slurry bed
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is separated from the core of Dudleston Heath by agricultural fields.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site contains and has boundary trees and hedgerows.</p> <p>2% of the site is located within the 1,000 year surface flood risk zone.</p> <p>There may be contaminated land on/within proximity of the site.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG012</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	18%
Percentage of the site in the 100 year surface flood risk zone:	21%
Percentage of the site in the 1,000 year surface flood risk zone:	42%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to a review of the 30 mph speed limit and its extension and provision of appropriate traffic calming. Also provision of a footway of sufficient width along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If new section of footway provided to Chestnut Avenue.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Requires EclA and surveys for GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	road noise
<i>Public Protection Comments Management of Constraints:</i>	road noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site adjoins the existing built form on Dudleston Heath which lies to the east of the site. Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. However necessary improvements are considered achievable, including those which would involve off-site works.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site has boundary trees and hedgerows.</p> <p>18% of the size is located within the 30 year surface flood risk zone, 21% within the 100 year surface flood risk zone and 42% within the 1,000 year surface flood risk zone.</p> <p>Noise from nearby roads.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG013</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to a review of the 40 mph limit (potential introduction of 30mph) and extension of speed limit and provision of appropriate traffic calming. Also provision of a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No pavement into Duddleston Heath and could only be achieved through third party land and no nearby bus stops.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	There is a GCN breeding pond to the south-east of the site. Buffer habitat may be required on the site, which will reduce the no. of houses possible. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), badgers, bats, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	road noise
<i>Public Protection Comments Management of Constraints:</i>	road noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is separated from the core of Dudleston Heath by agricultural fields. Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site has boundary trees and hedgerows.</p> <p>There is a GCN breeding pond close to the site.</p> <p>Noise from nearby roads.</p> <p>The site performs poorly within stage 2a Sustainability Appraisal.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG014</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	4%
Percentage of the site in the 1,000 year surface flood risk zone:	12%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to a review of the 40 mph limit (potential introduction of 30mph) and extension of speed limit and provision of appropriate traffic calming. Also provision of a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No pavement into Duddleston Heath and could only be achieved through third party land and no nearby bus stops.
Ecology Comments Significant Constraints:	If priority habitats are present then those areas of the site should not be developed. HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	The site may contain priority habitats. Adjacent habitats are within an Env. Network corridor. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, water voles, reptiles and nesting birds. Boundaries will need to be buffered.
Ecology Comments Management of Constraints:	If priority habitat, those areas of the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Gladstone House comprises a later 19th century dwelling which may comprise a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Area of woodland on the south boundary of site may limit development space.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site, opportunity to link with and extend adjacent woodland.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	small buildings use unknown, asbestos roof
<i>Public Protection Comments Management of Constraints:</i>	road noise assessment
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is separated from the core of Dudleston Heath by other dwellings beyond the core of Dudleston Heath and agricultural fields.</p> <p>Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>The site may contain priority habitats.</p> <p>Adjacent wooded areas form part of the environmental network.</p> <p>2% of the size is located within the 30 year surface flood risk zone, 4% within the 100 year surface flood risk zone and 12% within the 1,000 year surface flood risk zone.</p> <p>Gladstone House comprises a later 19th century dwelling which may comprise a non-designated heritage asset.</p> <p>Noise from nearby roads.</p> <p>The site performs poorly within stage 2a Sustainability Appraisal.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG015</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	May need to relocate existing pedestrian refuge island to achieve access.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Close to village amenities, existing footways etc (Issue of community allotments?)
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA. Protection of an adjacent pond will reduce the no. of houses possible.
Ecology Comments Other Constraints:	There is a pond adjacent to the southern boundary. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. Hedgerows and pond will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Dudleston Heath Primitive Methodists Chapel (HER PRN 28946) - a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of non-designated heritage assets).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary and within the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	currently allotments. Adj. tennis courts and village hall car park.
<i>Public Protection Comments Other Constraints:</i>	none
<i>Public Protection Comments Management of Constraints:</i>	none
<i>Public Protection Comments Opportunities:</i>	loss of existing amenity is apparent
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Fair
<b>Strategic Considerations:</b>	<p>The site is well related to the built form of Dudleston Heath, which adjoins the sites northern boundary.</p> <p>The sites consists of community allotments.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>There are trees and hedgerows on the site and some boundaries.</p> <p>There is a pond adjacent to the site.</p> <p>Potential impact on setting of Dudleston Heath Primitive Methodists Chapel, a non-designated heritage asset.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>DHG016</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (B5068 and/or Church Lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to review of the 40 mph speed limit and provision of appropriate traffic calming and footway along site frontage. Visibility at junction of Church Lane and B5068 is poor and interaction with site access may present problems. Also close to a sharp bend on the B road, double white lines etc
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Immediate linkage with existing footway and village is easily accessible on foot. Nearby bus stop. Modest sized plot/development.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Botanical survey may be required. Requires EclA and surveys for GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	road noise
<i>Public Protection Comments Management of Constraints:</i>	road noise assessment
<i>Public Protection Comments Opportunities:</i>	n/a
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good
<b>Strategic Considerations:</b>	<p>The site is separated from the core of the built form of Dudleston Heath by agricultural land. Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. However necessary improvements are considered achievable, including those which would involve off-site works.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>There are boundary trees and hedgerows.</p> <p>Noise from nearby roads.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>EME001</b>
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y (Eastwick Lane)
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Subject to introduction of reduced speed limit and traffic calming and provision of footway along site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. No existing footways towards D Heath and national speed limit and little prospects of address these over the distance involved.
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss. 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. See LPR HRA.
Ecology Comments Other Constraints:	Botanical survey may be required. Requires EclA and surveys for GCNs (ponds within 500m), badgers, bats, reptiles and nesting birds. Hedgerows will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgrows on boundary and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor
<b>Strategic Considerations:</b>	<p>The site is some distance from the built form of Dudleston Heath, separated by agricultural land. Whilst the site has a direct access onto the highway network, the existing highway is considered unsuitable to serve the traffic associated with the development at its point of access. Whilst the necessary improvements are considered achievable it is not considered that the development could occur without off-site works and these are not considered achievable.</p> <p>HRA will be required for recreational impacts in-combination on Cole Mere and NOx pollution from increased road traffic (in-combination) on White Mere, Crose Mere and Clarepool Moss.</p> <p>There are trees and hedgerows on the site and some boundaries.</p> <p>2% of the site is located within the 1,000 year surface flood risk zone.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site performs poorly within stage 2a Sustainability Appraisal.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Known Infrastructure Opportunities:</b>	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as countryside
<b>Reasoning</b>	There are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale exception sites.

<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	