

Appendix S

Whitchurch Place Plan Area Site Assessments

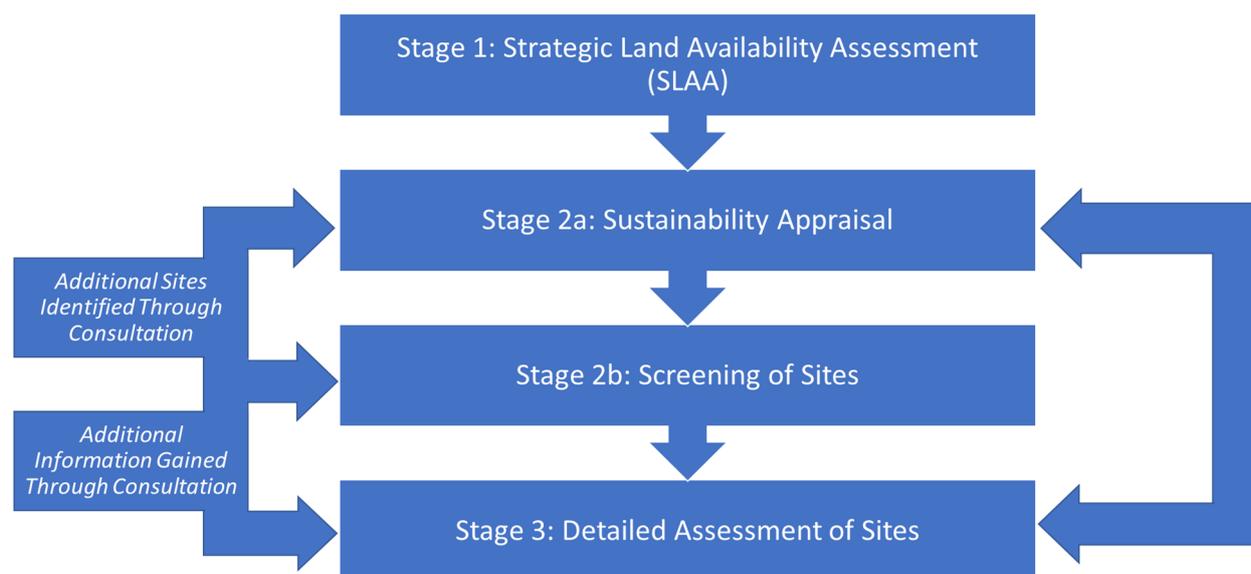
Published: August 2020

Site Assessment Process Overview

1. Introduction

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

Figure 1: Site Assessment Process



Site Assessment Process

Stage 1: The Strategic Land Availability Assessment (SLAA)

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

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

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

Stage 2a: Sustainability Appraisal

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

Stage 2b: Screening of Sites

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

Stage 3: Detailed site review

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

This stage of assessment was an iterative process.

2. The Strategic Land Availability Assessment (SLAA)

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

Assessing Suitability:

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

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

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

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

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

2.5. Reflecting upon the above factors:

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

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

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

Assessing Availability:

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

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

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

Assessing Achievability (including Viability)

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

Conclusion

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

3. Sustainability Appraisal (SA)

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

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

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

--	
-	
0	
+	

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

4. Screening of Sites

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

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

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

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

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

**Significant physical constraints:*

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

***Significant natural environment/heritage constraints:*

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

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

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

Please Note:

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

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

5. Detailed Site Review

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

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

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

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

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

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

5.2. This stage of assessment was an iterative process.

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

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

Principal Centre: Whitchurch

Criteria	Criteria Description	Scoring Guide	Site Ref: WHT001	Site Ref: WHT002	Site Ref: WHT004	Site Ref: WHT005	Site Ref: WHT006	Site Ref: WHT007X	Site Ref: WHT012	Site Ref: WHT013	Site Ref: WHT014	Site Ref: WHT015	Site Ref: WHT016	Site Ref: WHT017
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	0	-	0	-	-	-	0	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	-	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	-	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-	-	+	-	-	-	-	-	
	GP surgery		+	+	-	-	-	+	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	+	-	+	-	-	-	-	-	
	Leisure centre		-	-	+	-	-	+	-	-	-	+	-	
	Children's playground		+	+	+	+	+	+	-	-	+	+	+	
	Outdoor sports facility		+	+	+	+	+	+	-	-	+	+	+	
	Amenity green space		+	+	-	-	-	+	-	-	-	-	-	
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	-	-	+	+	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	-	+	-	-	-	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	0	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	0	0	0	0	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+	0	0	+	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	--	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	-	0	-	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	-	0	-	0	0	-	0	0	
300m of a Listed Building	0		0	0	-	0	-	0	0	0	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0		0		0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+			+		+						
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			6	1	-2	-3	-6	2	-9	-10	-7	-2	-8	-10
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Good	Poor	Poor	Fair	Fair	Poor	Poor
Range is 6 to -13 Good is 6 to 0 Fair is -1 to -7 Poor is -8 to -13														

Criteria	Criteria Description	Scoring Guide	Site Ref:												
			WHT017VAR	WHT019	WHT021	WHT025	WHT026	WHT029	WHT031	WHT032	WHT033	WHT034	WHT035	WHT036	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	0	0	0	0	
	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	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	-	
100m of a Local Nature Reserve	0		0	0	-	0	0	0	-	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	0	0	0	0	0	-	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		-	-	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	-	-	+	-	-	
	GP surgery		-	-	-	-	-	-	-	+	-	-	+	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	+	-	-	-	+	+	+	+	+	+	-
	Outdoor sports facility		+	+	+	-	-	-	+	+	+	+	+	+	-
Amenity green space	+		-	-	-	-	-	-	+	+	+	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	-	-	+	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	0	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	-	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	0	0	+	0	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-7	-8	-8	-10	-10	-12	-2	-4	-3	1	-6	-9	
Overall Sustainability Conclusion			Fair	Poor	Poor	Poor	Poor	Poor	Fair	Fair	Fair	Good	Fair	Poor	
Range is 6 to -13 Good is 6 to 0 Fair is -1 to -7 Poor is -8 to -13															

Criteria	Criteria Description	Scoring Guide	Site Ref:												
			WHT037	WHT037VAR	WHT038a	WHT038b	WHT038c	WHT039	WHT040	WHT040a	WHT040b	WHT040c	WHT041	WHT042	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	--	--	--	0	0	0	0	0	0	--	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	-	-	-	0	0	0	0	0	0	-	
100m of a Local Nature Reserve	0		0	0	0	-	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	-	-	-	-	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	+
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	+	+	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	-	-	-	-	-	+	+	+	+	+	+	+
	Outdoor sports facility		+	+	-	-	-	+	+	+	+	+	+	-	+
Amenity green space	-		+	-	-	-	-	-	+	+	+	+	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	+	+	+	-	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	0	0	0	0	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	0	0	0	0	0	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	+	+	+	+	0	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	-	-	-	-	-	0	0	
300m of a Listed Building	0		0	-	0	0	-	-	0	0	0	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-7	-4	-12	-12	-13	-8	-1	2	2	0	-10	-2	
Overall Sustainability Conclusion			Fair	Fair	Poor	Poor	Poor	Poor	Fair	Good	Good	Good	Poor	Fair	
Range is 6 to -13 Good is 6 to 0 Fair is -1 to -7 Poor is -8 to -13															

Criteria	Criteria Description	Scoring Guide	Site Ref: WHT043	Site Ref: WHT044	Site Ref: WHT045	Site Ref: WHT046	Site Ref: WHT047	Site Ref: WHT048	Site Ref: WHT049	Site Ref: WHT050	Site Ref: WHT051	Site Ref: WHT052	Site Ref: WHT053	Site Ref: WHT054	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	-	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	-	-	0	0	-	0	0	-	-
100m of a Local Nature Reserve	0		0	0	0	0	-	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0	-	0	-	0	0	0	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	+	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	+	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	+	-	-	-	+
	Leisure centre		-	-	+	-	-	-	-	-	-	-	+	-	-
	Children's playground		-	-	+	+	+	-	+	+	+	+	+	-	+
	Outdoor sports facility		-	+	+	+	+	-	+	-	+	+	+	-	+
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	-	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	-	+	+	+	+	-	+	-	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	-	-	-	+	+	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	0	-	
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	0	0	0	0	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	+	0	0	+	0	0	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	-	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	-	0	-	0	0	0	0	0	-
300m of a Listed Building	0		0	0	0	-	0	-	0	-	0	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0			0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-9	-7	1	-7	-7	-10	-5	-8	0	-4	-8	-7	
Range is 6 to -13 Good is 6 to 0 Fair is -1 to -7 Poor is -8 to -13			Poor	Fair	Good	Fair	Fair	Poor	Fair	Poor	Good	Fair	Poor	Fair	
Overall Sustainability Conclusion			Poor	Fair	Good	Fair	Fair	Poor	Fair	Poor	Good	Fair	Poor	Fair	

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:
			WHT056	WHT037 & WHT044
1	Site wholly or partly within one or more of the following (record all that apply):			
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0
	Ramsar Site		0	0
	National Nature Reserve		0	0
	Site of Special Scientific Interest		0	0
	Ancient Woodland		0	0
	Wildlife Site		0	0
Local Nature Reserve	0		0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):			
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0
	1km of a Ramsar Site		0	0
	500m of a National Nature Reserve		0	0
	500m of a Site of Special Scientific Interest		0	0
	500m of Ancient woodland		0	0
	250m of a Wildlife Site		-	0
100m of a Local Nature Reserve	0		0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-
4	Site contains one or more (or part) of the following² (record all that apply):			
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0
	Outdoor sports facility		0	0
	Amenity green space		0	0
Accessible natural green space (natural/semi-natural green space)	0		0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):			
	Primary School	Yes = plus score (+) No = minus score (-)	-	-
	GP surgery		-	-
	Library(permanent or mobile library stop)		+	-
	Leisure centre		-	-
	Children's playground		+	-
	Outdoor sports facility		+	+
Amenity green space	+		-	
Accessible natural green space (natural/semi-natural green space)	-	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):			
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0
	a Scheduled Monument		0	0
	a Registered Battlefield		0	0
	a Registered Park or Garden		0	0
	a Conservation Area		0	0
a Listed Building	0		0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):			
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0
	300m of a Scheduled Monument		-	0
	300m of a Registered Battlefield		0	0
	300m of a Registered Park or Garden		0	0
	300m of a Conservation Area		-	0
300m of a Listed Building	-		0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)		
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded			
Overall Score			-7	-7
Range is 6 to -13 Good is 6 to 0 Fair is -1 to -7 Poor is -8 to -13 Overall Sustainability Conclusion			Fair	Fair

Community Hub: Prees

Criteria	Criteria Description	Scoring Guide	Site Ref: PPW001X	Site Ref: PPW002	Site Ref: PPW004	Site Ref: PPW005	Site Ref: PPW006	Site Ref: PPW007	Site Ref: PPW008	Site Ref: PPW009	Site Ref: PPW010	Site Ref: PPW011	Site Ref: PPW013	Site Ref: PPW014	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	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	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	+	-	+	-	-	+	-	
	GP surgery		-	+	+	-	-	+	-	+	-	-	+	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	+	+	-	+	-	-	+	-	-	-	-	
	Outdoor sports facility		-	+	+	+	+	+	-	+	-	-	+	-	
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	0	0	+	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	-	-	0	-	0	-	0	0	-	0	
300m of a Listed Building	-		0	-	-	-	-	-	-	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
	Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-8	-2	-2	-6	-5	-4	-9	-1	-9	-8	-4	-6	
Overall Sustainability Conclusion			Poor	Good	Good	Fair	Fair	Fair	Poor	Good	Poor	Poor	Fair	Fair	
Range is 1 to -10 Good is 1 to-2 Fair is -3 to -6 Poor is -7 to -10															

Criteria	Criteria Description	Scoring Guide	Site Ref:											
			PPW015	PPW017	PPW018	PPW019	PPW020	PPW001X	PPW021a	PPW021b	PPW022	PPW023	PPW024	PPW025
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	+	-	-	-	-	+	-	+	+
	GP surgery		-	+	+	+	+	-	+	+	-	-	+	+
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	+	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	+	+	+	+	-	+	+	-	-	-	+
	Outdoor sports facility		+	+	+	+	-	-	+	+	+	-	+	+
	Amenity green space		-	-	-	-	-	-	+	+	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	0	-	-	0	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	0	+	+	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	-	-	0	-	-	-	0	-	-
300m of a Listed Building	-		-	-	-	-	-	0	0	-	0	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			-7	-4	-5	-1	-7	-8	1	1	-6	-10	-6	-5
Overall Sustainability Conclusion			Poor	Fair	Fair	Good	Poor	Poor	Good	Good	Fair	Poor	Fair	Fair
Range is 1 to -10 Good is 1 to-2 Fair is -3 to -6 Poor is -7 to -10														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:
			PPW026	PPW027
1	Site wholly or partly within one or more of the following (record all that apply):			
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0
	Ramsar Site		0	0
	National Nature Reserve		0	0
	Site of Special Scientific Interest		0	0
	Ancient Woodland		0	0
	Wildlife Site		0	0
Local Nature Reserve	0		0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):			
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0
	1km of a Ramsar Site		0	0
	500m of a National Nature Reserve		0	0
	500m of a Site of Special Scientific Interest		0	0
	500m of Ancient woodland		0	0
	250m of a Wildlife Site		0	0
100m of a Local Nature Reserve	0		0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0
4	Site contains one or more (or part) of the following² (record all that apply):			
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0
	Outdoor sports facility		0	0
	Amenity green space		0	0
Accessible natural green space (natural/semi-natural green space)	0		0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):			
	Primary School	Yes = plus score (+) No = minus score (-)	+	-
	GP surgery		-	-
	Library(permanent or mobile library stop)		-	-
	Leisure centre		-	-
	Children's playground		-	-
	Outdoor sports facility		+	-
Amenity green space	-		-	
Accessible natural green space (natural/semi-natural green space)	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):			
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0
	a Scheduled Monument		0	0
	a Registered Battlefield		0	0
	a Registered Park or Garden		0	0
	a Conservation Area		0	0
a Listed Building	0		0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):			
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0
	300m of a Scheduled Monument		0	0
	300m of a Registered Battlefield		0	0
	300m of a Registered Park or Garden		0	0
	300m of a Conservation Area		-	0
300m of a Listed Building	-		0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)		not assessed
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		
Please note: where a site falls into more than one category, highest sensitivity category is recorded				
Overall Score			-8	-10
Range is 1 to -10 Good is 1 to-2 Fair is -3 to -6 Poor is -7 to -10 Overall Sustainability Conclusion			Poor	Poor

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

Principal Centre: Whitchurch

Site Assessment - Stage 2b

Site Reference:	WHT001
Site Address:	Garages on Wayland Close, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.06
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a row of garages and parking area in a predominantly residential area.
Surrounding Character:	The surrounding buildings are predominantly residential dwellings and comprise of 2 storey medium to high density properties and related recreation area.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information ¹:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²:</p> <p>Strategic Suitability³:</p> <p>As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT002
Site Address:	Land north of Edgeley Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	3.91
Indicative Capacity (Dwellings):	117
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A green field site located east of Whitchurch's built form, between two railway lines. Existing access is from Edgeley Road from the south which runs along the sites entire southern border. The site itself is thickly vegetated throughout with a small water course running through the centre of the site from west to east.
Surrounding Character:	There are currently two residential dwellings immediately west of the site, with Open Space and Outdoor Recreation to the south where Whitchurch Rugby Club is based. Also to the south is Edgeley Nursing Home just beyond Edgeley Road. The site is immediately surrounded on its east and west borders by trainlines, and Whitchurch's built form is to the north-west (residential) and east (employment).
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT004
Site Address:	Land south of A41, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.54
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is immediately south of the roundabout where the A525 meets the A41 at Cottage Farm, and is wedged between the A41 and B5476. The site is greenfield and is surrounded by trees and hedgerows around each of its borders.
Surrounding Character:	Cottage Farm lies west of the site, over the B5476. Agricultural land surrounds most of the site, with the A41 to the north-west and B5476 to the west. A large, undeveloped SAMDev employment site lies 100m to the east of this site.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT005
Site Address:	Land at Sherrymill Hill, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a vacant plot within the built form of Whitchurch.
Surrounding Character:	Character to the north, east and west is predominantly residential - although there is also green corridor to the west of the site. Character to the south is predominantly open space.
Suitability Information: (from SLAA)	Currently Suitable
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT006
Site Address:	Land north west of Fairy Glen Villas, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	9.46
Indicative Capacity (Dwellings):	284
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Fairly large site to the north of the built form, this site is made up from 3 agricultural fields south of the A49.
Surrounding Character:	There are two semi-detached dwellings south of the site, with Hill Valley Golf Course to the east. The site itself is wedged between the A49 to the north and west and Tarpoley Road to the east. The built form of Whitchurch is south of the site beyond further agricultural fields.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT007X
Site Address:	Land at St Johns Park
Settlement:	Whitchurch
Site Size (Ha):	0.09
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small backland greenfield area. Site boundaries defined by surrounding buildings.
Surrounding Character:	Residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT012
Site Address:	Land adjacent to Highlands, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.46
Indicative Capacity (Dwellings):	74
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field to the north west of Whitchurch, south of the roundabout junction of the A41, A49 and Chester Road. The site is located within the bypass but is some distance from the existing built form of the settlement.
Surrounding Character:	Primarily agricultural. However there is a cluster of houses along Chester Road.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT013
Site Address:	Land at Pear Tree Lane, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	7.02
Indicative Capacity (Dwellings):	211
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large site situated to the west side of Whitchurch, outside of the development boundary. Currently a combination of open space and agricultural land, the south-west of the site lies adjacent to the Shropshire Union Canal and Greenfields Reserve Wildlife Site to the south. A dozen or so residential dwellings lie north of the site along Pear Tree Lane.
Surrounding Character:	The Whitchurch bypass lies to the west of the site, with further open space and the Shropshire Union Canal in between. Further residential development, which is within Whitchurch's development boundary, are to the south of the site. The majority of the site however is surrounded by open space and/or agriculture
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT014
Site Address:	Liverpool Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.23
Indicative Capacity (Dwellings):	67
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is greenfield and lies adjacent to, but not within, Whitchurch's development boundary. It lies between Liverpool Road and the residential curtilages from Alkington Road. The site is located nearby other developments along Liverpool Road however no permission have been granted on this site yet (two refused).
Surrounding Character:	The west of the site is almost entirely Open Space, with residential dwellings to the north, east and south.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT015
Site Address:	Land off Tilstock Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	1.01
Indicative Capacity (Dwellings):	30
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The triangular shaped site is wedged between Tilstock Road and the A525, beside a 5-exit roundabout to the south of Whitchurch.
Surrounding Character:	The site is surrounded by two major roads (Tilstock Road and the A525) with Sir John Talbot's Technology College immediately north of the site, alongside Whitchurch Sport and Leisure Centre. Open space is located to the west of the site, with agricultural land and minor farm buildings to the south
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT016
Site Address:	Land adjoining Orchard Court, Tarporley Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	4.59
Indicative Capacity (Dwellings):	138
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The agricultural site sits on the northern side of Whitchurch, adjacent to the development boundary alongside The Laurels. A dismantled railway sits north of the site, just south of Hill Valley Golf Course to the north. The site appears to be made up from 3 fields with hedgerows within the site and around its edges.
Surrounding Character:	To the west lies residential development within Whitchurch's development boundary (across Tarporley Road). Further agricultural fields surround the site's east and southern borders, with Hill Valley Golf Course to the north.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT017
Site Address:	Land off Terrick Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	5.97
Indicative Capacity (Dwellings):	179
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two sloping, medium-scale rough grassland pastures enclosed by rusting post and wire fencing and dense hawthorn hedgerow, which is degraded and gappy in places. The north and north-western extent of the site consists of the southern edge of the Macdonald Hill Valley Hotel Golf and Country Club. This area consists of formal mown grass and tree planting and is heavily influenced by its use as an active golf course.
Surrounding Character:	The golf course lies north of the site with large open space fields to the south and west. Residential dwellings lie immediately to the east of the site off Terrick Road
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	A portion of the site is located within flood zone 2. 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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT017VAR
Site Address:	Land off Terrick Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	3.67
Indicative Capacity (Dwellings):	110
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a sloping, medium-scale rough grassland pasture enclosed by rusting post and wire fencing and dense hawthorn hedgerow, which is degraded and gappy in places. The north and north-western extent of the site consists of the southern edge of the Macdonald Hill Valley Hotel Golf and Country Club. This area consists of formal mown grass and tree planting and is heavily influenced by its use as an active golf course.
Surrounding Character:	The golf course lies north of the site with large open space fields to the south and west. Residential dwellings lie immediately to the east of the site off Terrick Road
Suitability Information: (from SLAA)	N/A
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT019
Site Address:	Land at Terrick Hall, Terrick Road, North of Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.54
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Previously a tennis court (in part), the site is east of Terrick Road forming part of Hill Valley Golf Course and its grounds. Whilst thickly vegetated in patches closer to the road, the site is relatively flat throughout and is currently a green field.
Surrounding Character:	The site is surrounded by the golf course, as well as having C1: Hotel use immediately south of the site at Terrick Hall Hotel. The health spa, as part of the golf course, is also located north of the site. The site lies circa 300m north of Whitchurch's development boundary. There are 2 residential units nearby to the north along Terrick Road.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site forms part of an identified outdoor sports facility.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT021
Site Address:	Land at South Hill Valley, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	4.60
Indicative Capacity (Dwellings):	138
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site forms part of the Hill Valley Golf Course. It is a relatively linear site, lying to the north of the Whitchurch development boundary.
Surrounding Character:	The north is characterised by the managed Golf Course (outdoor sports facility). To the east and south character is predominantly agricultural. To the west character is residential, beyond which is agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site forms part of an identified outdoor sports facility.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT025
Site Address:	Land at 31 Pear Tree Lane, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.31
Indicative Capacity (Dwellings):	69
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary. Site is on W edge of Whitchurch adjoining existing development off Pear Tree Lane. Site has residential development to N and fields in agricultural use to E and W and to S borders Whitchurch Country park which contains Greenfields Reserve LWS and LNR. Boundaries are clearly defined by trees and hedgerows with adjoining fields and fencing to properties to N. Site does not have road frontage as such and appears to be landlocked with no highway access. Pedestrian and cycle access via Pear Tree Lane (no pavement) to established network.
Surrounding Character:	Mixed suburban and countryside.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³: In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Furthermore, the site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT026
Site Address:	Land south of Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	13.77
Indicative Capacity (Dwellings):	413
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. The site lies within the Whitchurch bypass and has highway frontage to N, S, and W with current highway access from all three sides; bypass on W; Wrexham Rd on N and Belton Rd to S. Pedestrian access most suitable via Wrexham Rd (pavement provision), cycle access most appropriate via Belton Lane. Site has residential development to SW and N; MacDonald's drive-thru/service station/garage/petrol/retail sales on NW corner of site; and further agricultural land to W and E. Boundaries of site are clearly defined on all sides by established hedgerows and trees. Site itself is subdivided into 6 distinct field parcels each in agricultural use for mixture of arable, pasture and fodder crops and with distinct boundaries comprised further hedgerows and trees.
Surrounding Character:	Mixed agricultural and suburban
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT029
Site Address:	Land at Broughall Fields and Sundorn, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	23.63
Indicative Capacity (Dwellings):	709
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjoining development boundary on SE edge of Whitchurch. Site is outside bypass though has extensive road frontage to bypass on W as well as Ash Rd to E. Current highway access off bypass at Broughall Fields farm Edgeley Lane and Ash Rd. Pedestrian and cycle access poor - no pavement provision on either bypass (A525) or Ash Rd. Site currently in agricultural use for arable/fodder crops. Site also contains Broughall Fields Farm and anaerobic digester. Site is adjacent to Waymills Industrial estate and North Shropshire College on opposite side of bypass and has agricultural use on other 3 sides with scattered individual dwellings. Site boundaries are clearly defined by trees and hedgerows on all sides and by roads to N, E and W.
Surrounding Character:	Open countryside to E and S, urban development to N and W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT031
Site Address:	Land adj. to Black Park Lane, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.22
Indicative Capacity (Dwellings):	66
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	An area of scrubland to the east of Black Park road and west of the railway line. The site contains a poor access track, scattered trees and grassed areas. Outside but adjoining development boundary.
Surrounding Character:	To the east of the site is Black Park road beyond which is a row of residential buildings, agricultural land and a sports playing field. To the west of the site is the railway line with agricultural land beyond it. To the north there are further agricultural fields and to the south is the settlement of Whitchurch.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT032
Site Address:	Chester Avenue, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.70
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large patch of grass field surrounded by and dotted with trees on the site, with a path crossing the site from east to west. Its located west of some agricultural land and both south and east of some residential dwellings. Outside but adjoining development boundary on W of Whitchurch.
Surrounding Character:	To the north there is a single detached house with surrounding gardens which are bordered by a row of trees. To the west there is a larger grassed field for agricultural use and to the east there are further residential buildings with large plots as well as a road to the far east of the site. The southern side borders residential properties.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT033
Site Address:	Land to the rear of 66 Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	1.60
Indicative Capacity (Dwellings):	48
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site is currently in agricultural use for rough grazing. Site adjoins similar field to E and series large ponds to E; to N are residential properties along Wrexham Rd and S are residential properties on Mare Close. Site boundaries are clearly defined by residential properties N and S and by hedgerows and trees to E and W. Site also includes a number of scattered trees. Site does not have road frontage and current highway access is via Wrexham Rd. Pedestrian and cycle access via same to Wrexham Rd - pavement provision.
Surrounding Character:	Suburban residential and informal open space
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT034
Site Address:	Land at Station Approach, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.43
Indicative Capacity (Dwellings):	13
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Elongated narrow brownfield site part in and part outside development boundary on E side of Whitchurch between Castillon Drive estate development and Shrewsbury-Crewe rail line and to N of SMS Motors and current station. Site currently scrub land but ex-rail land for sidings/storage/maintenance etc, S portion of site currently used for informal parking, N portion currently vacant. Site boundaries clearly defined by residential properties to W; rail line to E; station to S and WHT031 to N. Some established trees and shrubs on site. Site has no road frontage as such and current vehicle access only through existing garage site. Pedestrian and cycle access not evident either.
Surrounding Character:	Suburban residential along rail route, with some commercial use near station.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³: The site appears to be landlocked and does not have a road frontage.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT035
Site Address:	Land to the North of the Grove, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	3.05
Indicative Capacity (Dwellings):	91
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjoining development boundary on N edge of Whitchurch adjacent to The Grove estate development. Currently in agricultural use for rough grazing. Site has residential use to S and farm and 2 semi detached properties adjoining NE boundary and agricultural use to N, W, and SW; to E is Hill Valley Golf Club. Site boundaries are clearly defined by trees/hedgerows to adjoining fields and by B5476 (Tarpoley Rd) to E. Site has road frontage and current highway access to Tarpoley Rd. Pedestrian and cycle access via same route - no pavement provision.
Surrounding Character:	Open countryside mostly in agricultural use except to E with golf club and SE with The Grove suburban estate development
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT036
Site Address:	Land north of Pear Tree Lane, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	4.93
Indicative Capacity (Dwellings):	148
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside and away from development boundary on W side of Whitchurch adjacent to A41 Whitchurch bypass. Site currently 4 distinct fields in use for grazing/fodder crops with some internal hedge boundaries. Site has agricultural land on all 4 sides with some individual properties on Pear Tree Lane on SE corner and Stoneleigh Farm on SW corner; W boundary is with A41 Whitchurch bypass. Site boundaries are clearly defined by tree/hedgerows. Site has road frontage to A41 but current vehicle access is via track off Pear Tree Lane; SLAA submission includes plan for direct access from A41. Pedestrian and cycle access via Pear tree Lane - no pavement provision.
Surrounding Character:	Open countryside with some individual properties.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT037
Site Address:	Land south of Mount Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.67
Indicative Capacity (Dwellings):	80
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary. Site lies S of Haroldgate development (14/01264/FUL pp 23/12/2014 - 100 dwells) under construction. In addition site has agricultural use to E and W and recent (14/05325/OUT - pp 02/07/2015 12 dwells) residential development to S. Site currently in agricultural use for pasture/rough grazing. Boundaries clearly defined by trees and hedgerows to E, W, and S, and to N by Haroldgate. Site has road frontage and current vehicle access off Haroldgate. Pedestrian and cycle access via same to established network
Surrounding Character:	Mixture of countryside and residential development
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT037VAR
Site Address:	Land south of Mount Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	8.79
Indicative Capacity (Dwellings):	263.70
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	<p>Greenfield site outside but adjoining development boundary. Site lies the south and east of Haroldgate development (14/01264/FUL pp 23/12/2014 - 100 dwells) under construction. In addition site has agricultural use to east and south-west and recent (14/05325/OUT - pp 02/07/2015 12 dwells) residential development to the south. Site currently in agricultural use for pasture/rough grazing.</p> <p>Boundaries defined by the Haroldgate development to the north and north-east; an agricultural field boundary and property curtilages to the south-east; Chester Road and housing to the south; and agricultural field boundaries/ undefined in part to the west.</p> <p>Site has road frontage and current vehicle access off Haroldgate. Pedestrian and cycle access via same to established network.</p>
Surrounding Character:	Mixture of countryside and residential development
Suitability Information: (from SLAA)	N/A
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT038a
Site Address:	Land west of the A41, Chemistry Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	4.01
Indicative Capacity (Dwellings):	120
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary to W of A41 bypass and N of Shropshire Union Canal (Llangollen branch) and Wrexham Rd. Site currently in agricultural use for rough grazing/pasture. Site has agricultural use on all 4 sides with Wrexham Rd, canal marina and caravan site to S, A41 bypass to E, and Staggs Brook LWS to N and also contained within the site. Boundaries clearly defined by Staggs Brook to N, Wrexham road and marina/caravan site to S, A41 to E, although no obvious boundary to W. Site has road frontage and current vehicle access to Wrexham Rd. pedestrian and cycle access via same route to established network.
Surrounding Character:	Open countryside.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³: In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Part of the site is located within flood zones 2 and/or 3. Part of the site contains a local wildlife site.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT038b
Site Address:	Land at Chemistry Farm within the river loop, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.77
Indicative Capacity (Dwellings):	83
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Green field site outside and away from development boundary on W edge of Whitchurch. Site lies within loop of Shropshire Union canal to E of A41 bypass. Site is currently in agricultural use for paddock/rough grazing. Canal loop forms N, E, And S boundaries and A41 bypass forms W boundary, Boundaries clearly defined by canal and road also by many established trees especially on W boundary. Site contains part of Stagg's Brook LWS. Site has road frontage with A41 bypass but no vehicle access current access is to Chemistry via drawbridge, track and towpath. Pedestrian and cycle access via same route to established network.
Surrounding Character:	Open countryside with scattered residential dwellings to S.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint). Part of the site is located within flood zones 2 and/or 3. Part of the site contains a local wildlife site.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT038c
Site Address:	Land at Chemistry Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	2.22
Indicative Capacity (Dwellings):	66
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Currently in agricultural use for rough grazing/paddock. boundaries not clearly defined on long N boundary but presence of established trees etc gives moderate indication of boundary. S boundary defined by residential properties canal and towpath; W boundary with canal; and E boundary with agricultural land. Site has frontage to towpath access track and current vehicle access from this but no road frontage as such. Alternative access could be provided from Heronbrook estate. Cycle and pedestrian access via either route to established network. Site contains part of Staggs Brook LWS and adjoins to N Whitchurch Country park and Greenfields Reserve LWS and LNR.
Surrounding Character:	Open countryside to N and W residential estate development to S and E.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	Part of the site is located within flood zones 2 and/or 3. Part of the site contains a local wildlife site.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT039
Site Address:	Land South and West of Mount Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	4.15
Indicative Capacity (Dwellings):	125
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 10%
General Description:	Greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site is currently in agricultural use for pasture/fodder crops. Site boundaries are clearly defined by trees and hedgerows except for extended element of W boundary where is no defined physical boundary - arbitrary line. Site is bordered to E by existing allocated site (WHIT046) which is u/c; and to S, E, and N by further agricultural land. Site has number of internal field boundaries comprised hedgerows and trees. Site has/will have road frontage and vehicle access off Harold Gate estate development (WHIT046). Pedestrian and cycle access via same route to established network
Surrounding Character:	Open countryside in agricultural use to N, W and S. New residential estate development to E
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT040
Site Address:	Land south of Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.82
Indicative Capacity (Dwellings):	25
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Small greenfield site outside but adjoining development boundary on 3 sides. Site is currently in use as garden/hobby farm and small paddock/rough grazing area and includes large pond in SW corner. Site has residential development on 3 sides and further agricultural land to W. Boundaries are clearly defined with residential properties by fences/hedgerows etc and with agricultural land to W by line of trees. Site does not have road frontage as such and current vehicle access is from Wrexham Rd via surfaced track/driveway. Pedestrian and cycle access via same route to Wrexham Rd and established network.
Surrounding Character:	Suburban residential
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT040a
Site Address:	Land south of Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.66
Indicative Capacity (Dwellings):	20
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Small greenfield site outside but adjoining development boundary on 3 sides. Site is currently in use as garden/hobby farm and small paddock/rough grazing area. Site has residential development on 3 sides and further agricultural land to W. Boundaries are clearly defined with residential properties by fences/hedgerows etc and with agricultural land to W by line of trees. Site does not have road frontage as such and current vehicle access is from Wrexham Rd via surfaced track/driveway. Pedestrian and cycle access via same route to Wrexham Rd and established network.
Surrounding Character:	Suburban residential
Suitability Information: (from SLAA)	N/A
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT040b
Site Address:	Land south of Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.20
Indicative Capacity (Dwellings):	<5
Type of Site:	Mixed
If mixed, percentage brownfield:	Majority
General Description:	The site consists of a small garden/hobby farm with residential development on three sides and agricultural land on the other. The sites northern and eastern boundaries are defined by roads/property curtilages. The sites eastern and western boundaries are undefined. Site does not have road frontage as such and current vehicle access is from Wrexham Rd via surfaced track/driveway. Pedestrian and cycle access via same route to Wrexham Rd and established network.
Surrounding Character:	Suburban residential
Suitability Information: (from SLAA)	
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Whilst the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha, it is already considered as part of this wider promotion.</p> <p>Strategic Suitability³:</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT040c
Site Address:	Land south of Wrexham Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.58
Indicative Capacity (Dwellings):	17
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 20%
General Description:	Small greenfield site outside but adjoining development boundary on 3 sides. Site is currently in use as garden/hobby farm and small paddock/rough grazing area. Site has residential development on 3 sides and further agricultural land to W. Boundaries are clearly defined with residential properties by fences/hedgerows etc and with agricultural land to W by line of trees. Site does not have road frontage as such and current vehicle access is from Wrexham Rd via surfaced track/driveway. Pedestrian and cycle access via same route to Wrexham Rd and established network.
Surrounding Character:	Suburban residential
Suitability Information: (from SLAA)	
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT041
Site Address:	rear of 193-197 Alkington Rd
Settlement:	Whitchurch
Site Size (Ha):	4.43
Indicative Capacity (Dwellings):	133
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site currently in agricultural use for grazing/fodder crops. Site has open countryside in agricultural use to N, W and S and residential development off Alkington Rd to E. Site boundaries are clearly defined by trees/hedgerows and field boundaries on all 4 sides and with residential properties on SE part of boundary. Site has no road frontage as such and current vehicle access is via track from Alkington Rd. Pedestrian and cycle access via same route - pavement provision.
Surrounding Character:	open countryside in agricultural use
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT042
Site Address:	The Oaklands Farm, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	8.20
Indicative Capacity (Dwellings):	246
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on E edge of Whitchurch E of Shrewsbury-Crewe rail line and N of SAMDev housing allocation WHIT051. Site is currently in agricultural use for arable and fodder crops. Site also contains part of Staggs Brook LWS. Site has further agricultural land to N and E; residential development to S and rail line to E. Boundaries are clearly defined by tree and hedgerows on all 4 sides although some hedges are gappy in nature. Site does not have road frontage as such and current vehicle access is via track through allocated site WHIT051 so site effectively land locked at present. Pedestrian and cycle links same route to established network via Waymills/Nantwich Rd.
Surrounding Character:	Character to the west is predominantly residential. Character to the north is predominantly agricultural. Character to the east is predominantly agricultural, however this land has been allocated for employment development. Character to the south is a mix of residential and land allocated for residential development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT043
Site Address:	Land between Chester Road & Pear Tree Lane, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	8.66
Indicative Capacity (Dwellings):	260
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	large greenfield site outside and away from development boundary on W edge of Whitchurch. Site currently in agricultural use for grazing/pasture and fodder crops. Site has agricultural use on all four sides and the A41 bypass on W boundary; E boundary to Chester Rd and properties along it; S boundary to properties on Pear Tree Lane. Site boundaries comprised fences/hedges to adjacent properties and trees/hedgerows to adjacent fields and roads. Site has road frontage to both Chester Rd on E and A41 bypass on W but no current highway access from either road. Submission proposes access via Chester Rd. pedestrian and cycle access also via Chester Rd to established network.
Surrounding Character:	Countryside in agricultural use with some residential development to S and E of site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT044
Site Address:	adjacent Chester Rd
Settlement:	Whitchurch
Site Size (Ha):	3.24
Indicative Capacity (Dwellings):	97
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside and away from development boundary on W edge of Whitchurch on N side of Chester rd. Site is 3 distinct field parcels currently in agricultural use as grassland and grazing/fodder crops. Site has further agricultural land to N and E and partly to S and W. Some residential properties to W of site along Pear Tree Lane. Site boundaries comprised established trees/hedgerows on all sides Site has road frontage and current vehicle access to Chester Rd. pedestrian and cycle access via same route to Chester Rd and established network.
Surrounding Character:	Agricultural/countryside with some residential development to S
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT045
Site Address:	Mosslands and Moss Villa
Settlement:	Whitchurch
Site Size (Ha):	1.26
Indicative Capacity (Dwellings):	38
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 30%
General Description:	Small mixed site adjoining development boundary inside A41 bypass on S edge of Whitchurch. Site has development boundary and outline pp (on Tilstock road site - WHIT009) for residential and mixed use on 3 sides N, S and W; to E is Tilstock Rd and Sir John Talbots secondary school. Site is currently occupied by residential properties Mosslands and Moss Villa which will remain and these occupy approx. 30% of site. Site boundaries are clearly defined by trees/hedgerows around site; N boundary with allocated site is reinforced by Greenfoot Lane. Site has road frontage and current vehicle access to Tilstock Road. Pedestrian and cycle access via same route pavement provision to established network.
Surrounding Character:	Currently open countryside - however development of allocated site will mean extension of townscape to surround this site
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT046
Site Address:	off Alkington Road
Settlement:	Whitchurch
Site Size (Ha):	4.11
Indicative Capacity (Dwellings):	123
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside but adjoining development boundary on W edge of Whitchurch. Site 4 distinct field parcels all currently in agricultural use for grazing/fodder crops. Site has open countryside in agricultural use to N and W and residential development off Alkington Rd to S and E. Site boundaries are clearly defined by trees/hedgerows and field boundaries on all 4 sides and with residential properties on SE part of boundary. Site has no road frontage as such and current vehicle access is via track from Alkington Rd. Pedestrian and cycle access via same route - pavement provision.
Surrounding Character:	Suburban edge with outlook onto areas of open countryside.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT047
Site Address:	Linden Court
Settlement:	Whitchurch
Site Size (Ha):	2.86
Indicative Capacity (Dwellings):	86
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 5%
General Description:	Largely greenfield site including existing residential properties on W edge of Whitchurch. Part of site around existing properties lies within development boundary remainder of site is outside, Current pre-app discussions underway for residential development in conjunction with Fairfield's sheltered housing group. W portion of site is currently used for rough grazing and E portion appears to be garden and unused land for Linden Court. Site has road frontage to Haroldgate and current vehicle access via Linden Court driveway to Tarporley Rd and driveway for Fairfield's off Chester Rd to S. Pedestrian and cycle access from either - pavement provision - to established network. Site boundaries are clearly defined by neighbouring residential properties and fences/hedges etc and with agricultural land to W by existing hedgerows and trees. Site contains a number of established mature trees.
Surrounding Character:	Residential to N, S, and E, Agricultural land/countryside to W.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT048
Site Address:	off Pear Tree Lane
Settlement:	Whitchurch
Site Size (Ha):	5.67
Indicative Capacity (Dwellings):	170
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside and away from development boundary on W side of Whitchurch adjacent to A41 Whitchurch bypass S of Pear Tree lane. Site currently 2 distinct fields in use for grazing/fodder crops with some internal hedge boundaries. Site has agricultural land on all 4 sides with some individual properties on Pear Tree Lane on NE corner and Stoneleigh Farm on NW corner; W boundary is with A41 Whitchurch bypass. Site boundaries are clearly defined by tree/hedgerows. Site has road frontage to A41 but current vehicle access is via track off Pear Tree Lane. Pedestrian and cycle access via Pear tree Lane - no pavement provision.
Surrounding Character:	Open countryside with some individual properties.
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT050
Site Address:	Land East of Tarporley Rd
Settlement:	Whitchurch
Site Size (Ha):	1.70
Indicative Capacity (Dwellings):	51
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is outside but adjoins development boundary, extends to around 1.69 hectares and is currently in agricultural use as grazing land. It stands within 500 metres of Whitchurch town centre and has a short section of roadside frontage onto Tarporley Road. A public footpath runs along its north western boundary while dwellings are located to both sides of the road frontage and opposite. Access is gained from Tarporley Road which runs between the town centre and the A49. The site slopes away from Tarporley Road to a low lying area with a pond.
Surrounding Character:	Character to the south and west is predominantly residential. Character to the north is predominantly agricultural. Character to the east is a mix of agricultural, woodland and commercial.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT051
Site Address:	Vineyard Farm
Settlement:	Whitchurch
Site Size (Ha):	4.13
Indicative Capacity (Dwellings):	124
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 30%
General Description:	Farm and surrounding greenfield land in current agricultural use for pasture/grazing and fodder crops. Site is outside but adjoining development boundary and inside A41 bypass on S edge of Whitchurch. Site also contains farmhouse, several farm buildings surfaced access roads and pond. Site has agricultural land on all sides currently although E boundary is with allocated housing site (WHIT051). Site boundaries are clearly defined by hedgerows and trees. S boundary is with A41 bypass and W boundary is with Alkington Rd. Site has road frontage and current vehicle access to Alkington Rd and road frontage also to A41 bypass. Pedestrian and cycle access via Alkington Rd to established network
Surrounding Character:	Open countryside on edge of suburban area
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT052
Site Address:	Land at Oaklands Farm (B5398), Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	9.01
Indicative Capacity (Dwellings):	270
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields to the east of Whitchurch. The site is allocated for employment development.
Surrounding Character:	Character to the north and east is primarily agricultural. Character to the south is primarily employment. Character to the west is a mix of agricultural, employment and residential.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT053
Site Address:	Land at Heath Road (A41 / A525), Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	10.77
Indicative Capacity (Dwellings):	323
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Triangular site consisting of a series of agricultural fields located to the South of Whitchurch. The site is enclosed by the A41, A525, B5395 (Prees Road) and Railway Line. The site is an employment allocation.
Surrounding Character:	Character to the south, east and west is primarily agricultural. Character to the north is a mix of education, playing fields and agriculture (land allocated for residential development).
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT054
Site Address:	Land to the rear of 53 Belton Road, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	0.87
Indicative Capacity (Dwellings):	26
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field to the south of Belton Road and the properties along it. The site includes the property 53 Belton Road, which would provide access to the site.
Surrounding Character:	Character to south and east is predominantly agricultural. Character to the north is predominantly residential. Character to the west is a mix of residential and agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information ¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	WHT056
Site Address:	Land to rear of Old Rectory, Whitchurch
Settlement:	Whitchurch
Site Size (Ha):	8.66
Indicative Capacity (Dwellings):	260
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields located to the north of Whitchurch. Site boundaries are defined by agricultural field boundaries and property curtilages.
Surrounding Character:	Character to north and west is predominantly agricultural. Character to the south and east is predominantly residential.
Suitability Information: (from SLAA)	N/A
Availability Information ¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Community Hub: Prees

Site Assessment - Stage 2b

Site Reference:	PPW001X
Site Address:	Rear of Walford House
Settlement:	Prees
Site Size (Ha):	0.15
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site consists of a small portion of a wider agricultural field. Site boundaries are defined by the road to the west, property curtilages to the south and are undefined to the north and east.
Surrounding Character:	Surrounding character is a mix of residential and agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²: 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).
	Strategic Suitability³: As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW002
Site Address:	Land off Lighteach Road, Prees
Settlement:	Prees
Site Size (Ha):	1.18
Indicative Capacity (Dwellings):	35
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site on W edge of Prees outside but adjoining development boundary. Currently in agricultural use for pasture/fodder crops. Agricultural use to N, E and W with some residential development to E and S. Boundaries clearly defined by neighbouring properties to S and E; to E and N by hedgerows and Lighteach Rd; however W boundary arbitrary line across field no physical definition. Site has road frontage to Lighteach Rd but no obvious current vehicle access except through adjacent land. No pedestrian or cycle access except via Lighteach Rd - no pavement provision.
Surrounding Character:	Agricultural and generally open countryside with some edge of village development.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW004
Site Address:	East of Whitchurch Road, Prees
Settlement:	Prees
Site Size (Ha):	1.97
Indicative Capacity (Dwellings):	59
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Linear greenfield site outside but adjacent to development boundary on N edge of Prees. Currently in agricultural use for grazing. Site is 2 main sections connected by narrow strip to rear of properties off Whitchurch Rd. Both sections have Prees by-pass to E and bounded by hedgerows and trees. N larger section has residential properties to N and S and is opposite new medical centre on Whitchurch Rd which also forms W boundary of site. Smaller S portion does not have road frontage and has properties and gardens to W and car park and village hall and club to S. Site has road frontage and current vehicle access to Whitchurch Rd. Pedestrian and cycle links via same route - pavement provision along Whitchurch Rd - to established networks.
Surrounding Character:	Linear development along Whitchurch Rd within wider context of agricultural land.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW005
Site Address:	Land off Shrewsbury Street, Prees
Settlement:	Prees
Site Size (Ha):	3.40
Indicative Capacity (Dwellings):	102
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on S edge of Prees. Currently in agricultural use for grazing/pasture. Site has Prees Industrial Estate to N and individual properties to W. S and N is further agricultural land. Site boundaries are clearly defined by hedgerows and trees and existing field boundaries. Site does not have road frontage as such but current vehicle access via track between The Beeches and Industrial estate. Pedestrian and cycle links via same route to established network - pavement provision on Shrewsbury Rd into village centre.
Surrounding Character:	Edge of village site - development on 2 sides open countryside to S and E.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	The site is landlocked and does not appear to have a road frontage.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW006
Site Address:	Land off Brades Road, Prees
Settlement:	Prees
Site Size (Ha):	1.48
Indicative Capacity (Dwellings):	44
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Brownfield site outside but adjoining development boundary on W edge of Prees. Currently in use as storage and repair/maintenance for Gro-Continental. Several large warehouse/sheds on site and remaining area hard surfaced. Site has agricultural use to N, S, and E, with Prees Industrial Estate to E across stream which forms E boundary of site. Site boundaries clearly defined by hedgerows/trees to N, E and S and by Brades Rd on W. Site has road frontage and current vehicle access to Brades Rd. No pedestrian links - no pavement provision.
Surrounding Character:	Open countryside and edge of settlement.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW007
Site Address:	Land off Moreton Street, Prees
Settlement:	Prees
Site Size (Ha):	0.32
Indicative Capacity (Dwellings):	10
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on NE edge of Prees Currently in agricultural use for fodder crops/rough grazing. Site has residential use to E and further agricultural land to N, S, and W. Site boundaries are well defined by trees and hedgerows to N, S, and E, however W boundary is simple line across field. Site has no road frontage as such but current vehicle access is via track to Moreton Street. Pedestrian and cycle access via same but no pavement provision on Moreton St.
Surrounding Character:	Linear development and open countryside.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW008
Site Address:	Land off Primrose Lane, Prees
Settlement:	Prees
Site Size (Ha):	0.95
Indicative Capacity (Dwellings):	29
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site outside but adjoining development boundary on NE edge of Prees. Currently in agricultural use as grazing/pasture land. Site has residential properties to S and W and further agricultural land to N and E. Boundaries to N and E are not physically defined on the ground but S and W boundaries are defined by hedgerows and trees with some fencing. Site has road frontage to Primrose Lane but no current vehicle access. No pedestrian or cycle links.
Surrounding Character:	Linear development and open countryside.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW009
Site Address:	Builders Yard, Shrewsbury Street, Prees
Settlement:	Prees
Site Size (Ha):	0.33
Indicative Capacity (Dwellings):	10
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Former builders yard outside but inset into development boundary on edge of village centre. Brownfield site currently used for some parking and storage. No built structures on site but appears to be hard surfaced (concrete?). Site adjoins Prees Industrial Estate to S and W and has residential development to N and E. To N also borders SAMDev allocated housing site. Boundaries appear clearly defined by Shrewsbury St on E and large Leylandii hedge, to S and E by hedgerow and fencing with Industrial estate and to N by hedgerow. Site has road frontage and current vehicle access to Shrewsbury St. Pedestrian and cycle access via same route to established network - pavement provision on Shrewsbury St,
Surrounding Character:	Commercial and suburban
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW010
<i>Site Address:</i>	Land to east of Whitchurch Road, north of Prees
<i>Settlement:</i>	Prees
<i>Site Size (Ha):</i>	5.51
<i>Indicative Capacity (Dwellings):</i>	165
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Single large greenfield site outside and away from development boundary. Currently in agricultural use for arable/fodder crops. Site is surrounded by other agricultural land and site boundaries clearly defined by trees, hedgerows and fencing. Site has road frontage and current vehicle access to A49 (Whitchurch Rd). No pedestrian access or links to site. Cycle links via A49.
<i>Surrounding Character:</i>	Open countryside
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW011
Site Address:	Holy Lodge, Moreton Street, Prees
Settlement:	Prees
Site Size (Ha):	0.39
Indicative Capacity (Dwellings):	12
Type of Site:	Mixed
If mixed, percentage brownfield:	
General Description:	Mixed site comprising 2 residential dwellings, associated gardens and area in use as paddock/rough grazing as part of ribbon development on N edge of Prees. Approx. third of site within development boundary. Site boundaries are clearly defined by adjoining properties and trees/hedgerows with adjoining agricultural land. Site has agricultural land to W and N and individual dwellings of ribbon type development along Moreton St. Site has road frontage and current vehicle access to Moreton St. Pedestrian and cycle links via Moreton St - no pavement provision - to established network.
Surrounding Character:	Open countryside and linear residential development
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW013
Site Address:	Land east of Moreton Street, Prees
Settlement:	Prees
Site Size (Ha):	4.12
Indicative Capacity (Dwellings):	124
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large single greenfield outside but adjoining development boundary on E edge of Prees. Currently in agricultural use for grazing/fodder crops. Site has agricultural land to N, E, and S and residential dwellings off Moreton St to W. Site boundaries are clearly defined by hedgerows and number of mature trees on all sides. Site has no road frontage as such but has current vehicle access to Moreton St via single track rough trackway. Pedestrian and cycle links via same to Moreton St - no pavement provision - to established network.
Surrounding Character:	Open countryside and linear residential development
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	This site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW014
Site Address:	Land off A49, north of Prees
Settlement:	Prees
Site Size (Ha):	0.48
Indicative Capacity (Dwellings):	14
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Linear greenfield site between A49 and Whitchurch Rd E of Park terrace, outside and away from development boundary to N of Prees. Site is bordered by A49 to E and Whitchurch Rd to W with residential dwellings to W and S and agricultural land to N and E. Site boundaries are clearly defined by hedgerows and trees to N, E and W, and by fencing to S. Site has road frontage and current vehicle access to Whitchurch Rd. Pedestrian and cycle links via same access - pavement provision on Whitchurch Rd - to established network
Surrounding Character:	Open countryside and linear residential development
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW015
Site Address:	Land at Lacon Street, east of Prees
Settlement:	Prees
Site Size (Ha):	0.60
Indicative Capacity (Dwellings):	18
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Greenfield site in open countryside outside development boundary and remote from Prees to E of village. Site is currently in agricultural use for rough grazing. Site has agricultural land on all sides and individual scattered dwellings on E, S, and W. Site boundaries are clearly defined by trees and hedgerows on all sides; E boundary contains 3 large mature established deciduous trees. Site has road frontage and current vehicle access to Lacon Street. Pedestrian and cycle access via same link to Lacon St but no pavement provision. Site is in proximity to 2 large ponds on opposite side Lacon St.
Surrounding Character:	Open countryside with scattered individual dwellings.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW017
Site Address:	Lily Fields, Lighteach Road, north of Prees
Settlement:	Prees
Site Size (Ha):	4.67
Indicative Capacity (Dwellings):	140
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site outside and away from development boundary to W of Prees. Currently in agricultural use for arable/fodder crops. Site is surrounded by open countryside in agricultural use with Lilyfields farm complex and Lily Hall to W. Site boundaries clearly defined by trees, hedgerows and original field boundaries. Site has road frontage and current vehicle access to Lighteach Rd. Pedestrian access difficult because no pavement, cycle access via same route to established network.
Surrounding Character:	Open countryside.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW018
Site Address:	Land off Brades Road, Prees
Settlement:	Prees
Site Size (Ha):	2.39
Indicative Capacity (Dwellings):	72
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The south-western part of the site is in agricultural use (grazing), the north-eastern comprises scrub and mature trees.
Surrounding Character:	Prees industrial estate lies to the east and there is a further employment use to the south. A sports ground lies to the north-west and there is a small strip of residential properties to the north. The site is also adjacent to a field in agricultural use to the south-west.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW019
Site Address:	Land east of Shrewsbury Street, Prees
Settlement:	Prees
Site Size (Ha):	2.94
Indicative Capacity (Dwellings):	88
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is in agricultural use (grazing) and is sandwiched between Shrewsbury Street which forms its western boundary and the A49 which forms its eastern boundary. The sites northern boundary is defined by residential curtilages. Its southern boundary is formed by an agricultural field boundary.
Surrounding Character:	Prees industrial estate lies to the west, residential uses to the north and agricultural land to south and east.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW020
Site Address:	Land to rear of medical centre, Prees
Settlement:	Prees
Site Size (Ha):	1.51
Indicative Capacity (Dwellings):	45
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is an irregularly shaped field in agricultural use. It lies behind the medical centre to the north of Prees. Site boundaries are defined by the medical centre curtilage to the east, but are relatively undefined to north, west and south.
Surrounding Character:	A medical centre to the east, agricultural land otherwise.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW021a
Site Address:	Land east of Lighteach Road, Prees
Settlement:	Prees
Site Size (Ha):	6.62
Indicative Capacity (Dwellings):	199
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a large agricultural field located to the north of Prees. The sites northern, eastern and southern boundaries are defined by agricultural field boundaries. The sites western boundary is defined by property curtilages and Lighteach Road.
Surrounding Character:	Character to north and east is predominantly agricultural. Character to the south is primarily residential. Character to the west is a mix of residential and agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW021b
Site Address:	Land east of Lighteach Road, Prees
Settlement:	Prees
Site Size (Ha):	4.78
Indicative Capacity (Dwellings):	143
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of the elements of a large agricultural field located outside of flood risk zones 2 and/or 3, to the north of Prees. The sites northern boundary is defined by agricultural field boundaries. The sites western boundary is defined by property curtilages and Lighteach Road. The sites eastern and southern boundaries are defined by the extent of flood zones 2 and/or 3.
Surrounding Character:	Character to north and east is predominantly agricultural. Character to the south is a mix of residential and the element of the wider agricultural field located in flood zones 2 and/or 3. Character to the west is a mix of residential and agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW022
Site Address:	North of Lacon Street, Prees
Settlement:	Prees
Site Size (Ha):	3.04
Indicative Capacity (Dwellings):	91
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site comprises a square field in agricultural use to the north of Lacon Street. The sites southern boundary is defined by Lacon street. Its western boundary is defined by residential curtilages. Its northern and eastern boundaries are defined by agricultural field boundaries.
Surrounding Character:	Land to the west and part of the eastern boundary is in residential use, otherwise surrounding character is agricultural.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW023
Site Address:	Land west of A49, north of Prees
Settlement:	Prees
Site Size (Ha):	0.24
Indicative Capacity (Dwellings):	7
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is a narrow rectangular field in agricultural use, sandwiched between the A49 and Whitchurch Road just south of their junction. These roads form the sites eastern, western and northern boundaries. Its southern boundary is an agricultural field boundary.
Surrounding Character:	Agricultural to all sides.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW024
Site Address:	Land north of The Mount, Shrewsbury Street, south of Prees
Settlement:	Prees
Site Size (Ha):	0.94
Indicative Capacity (Dwellings):	28
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is in agricultural use and is sandwiched between the A49 and Shrewsbury Street, south of Prees. The sites western boundary is defined by Shrewsbury Street, its eastern boundary by the A49, its northern boundary by an agricultural field boundary and its southern boundary by a property curtilage.
Surrounding Character:	Land to the north and east (the other side of the A49) is in agricultural use. Small scale residential development occurs along part of the eastern boundary and the isolated property, The Mount, lies to the south of the site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW025
Site Address:	Land North of Tudor House, Prees
Settlement:	Prees
Site Size (Ha):	1.76
Indicative Capacity (Dwellings):	53
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site is a mostly rectangular field in agricultural use off Whitchurch Road, north of Prees. The sites is bounded by Whitchurch Road to the east, property curtilages to the south, an agricultural field boundary/medical centre curtilage to the north and the extent of flood zones 2 and/or 3 to the west (this runs through the promoted agricultural field).
Surrounding Character:	Land to the east and south is primarily in residential use although there is also agricultural use to the north-east. To the north is a mix of agricultural land and the medical centre. To the west land is primarily in agricultural use.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW026
Site Address:	Land adj. Wood Lodge, east of Prees
Settlement:	Prees
Site Size (Ha):	0.40
Indicative Capacity (Dwellings):	12
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is in agricultural use and contains a pond within a wooded area, close to its boundary with Lacon Street. It lies between the residential properties of Wood Lodge and The Crest. The sites northern boundary is defined by Lacon Street, its southern boundary is defined by an agricultural field boundary. Its eastern and north-western boundaries is defined by a property curtilage. Its south-western boundary is undefined, seeming to run through an agricultural field.
Surrounding Character:	Surrounding character is predominantly agricultural. However there are several rural dwellings along Lacon Street to the east, west and north.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement by rural dwellings and land which has not been promoted for development. The site is more closely associated with Prees Wood.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PPW027
Site Address:	Land adjoining Armoury Lane, Lacon Street, east of Prees
Settlement:	Prees
Site Size (Ha):	0.54
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a triangular shaped field located to the east of Prees. The site boundaries are defined by Lacon Street to the north, Armoury Lane to the south and a gypsy and traveller site to the west.
Surrounding Character:	Surrounding land uses are predominantly agricultural. However there is also a gypsy and traveller site to the west.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	In isolation, the site is separated from the built form of the settlement by rural dwellings and land which has not been promoted for development. The site is more closely associated with Prees Wood.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

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

Principal Centre: Whitchurch

Site Assessment - Stage 3

Site Reference:	WHT002
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	7%
Percentage of site in Flood Zone 2:	12%
Percentage of site in Flood Zone 1:	88%
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:	11%
Percentage of the site within 20m of an historic flood event:	1%
Percentage of the site within 20m of a detailed river network:	1%
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
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Edgeley Road
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?	Assumes Edgeley Road will be widened along the site frontage and a footway provided along the north side of Edgeley Road and a suitable estate road access with an extension of the existing 30mph speed limit and any necessary traffic calming is provided.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the impact on the Edgeley Road B5395 junction and the funding of any necessary improvements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>Development on this site is not recommended - the amount of land that would be required for retention and buffering of the ecological features would leave very little land available for development. HRA would be required for recreational impacts in-combination on Brown Moss SAC and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The site contains a Local Wildlife Site (Edgeley Road - Water Vole Site), one of the best water vole sites in Whitchurch. Whitchurch is in the catchment of the River Dee SAC. Most of the site is Env. Network corridor, due to the presence of ditches. The site may contain priority grassland habitats - botanical survey required. Development on this site is not recommended - the amount of land that would be required for retention and buffering of the ecological features would leave very little land available for development. Would require botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Development on this site is not recommended - the amount of land that would be required for retention and buffering of the ecological features would leave very little land available for development.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Development on this site is not recommended.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but medium size suggest it may have some archaeological potential</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>No known archaeological interest but medium size suggest it may have some archaeological potential</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>wooded curtilage to NW and some scattered mature field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to east creating noise with commercial beyond.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Modelling of fluvial and surface water flood risk may be needed (11% of the site is shown on the EA flood map, 7% of the site is in Flood Zone 3, 12% in Flood Zone 2 and 4% is in the 1000 year surface water flood risk zone). Vehicular access is only acceptable subject to an assessment of the impact on the Edgeley Road B5395 junction and the funding of any necessary improvements. The site contains Edgeley Road Local Wildlife Site and is also in an Environmental Network. The amount of land that would be required for retention and buffering of these ecological features would leave very little other land available so this site is not recommended for development. HRA will be needed for in-combination impacts from increased residential use and for NO _x pollution from increased road traffic. The railway line to the east and commercial activities beyond this have the potential for noise. This could be mitigated through separation distances, orientation and room layout as well as glazing and boundary treatment.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	Vehicular access is only acceptable subject to an assessment of the impact on the Edgeley Road B5395 junction and the funding of any necessary improvements. The site contains Edgeley Road Local Wildlife Site and is also in an Environmental Network. The amount of land that would be required for retention and buffering of these ecological features would leave very little other land available so this site is not recommended for development.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT006
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-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>	Tarporley Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Tarporley Road extended with appropriate traffic calming / gateway treatment. Consider linked access with WHT035.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA and CS17 Environmental Networks, which could reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (Medium population recorded within 150m other ponds in 500m), Badgers, Bats, nesting birds, vascular plants, reptiles, otters and water vole (record on/near site). Adjacent to Env. Network which follows stream to the south and golf course to east. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is relatively close to Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement, particularly for GCN, Water Vole and bats . Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Green buffer of minimum 10m required to stream to south. Enhance and restore Env. Network by providing semi-natural accessible open space connected to southern buffer and golf course boundary to east.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Enhancing the Env. Network from east to west by locating open green space adjacent to southern boundary (stream and disused railway) and connecting to western and eastern boundaries.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but large site which may therefore have some archaeological potential. Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and isolated field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Compensatory planting for any length of roadside hedgerow lost to accommodate a visibility splay. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this prominent site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise. Historic landfill both on site and within 250m off site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances (maybe significant standoff) between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Remediation likely to be available for contaminated land, relevant assessments required.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The existing speed limit on Tarporley Road will need to be extended with appropriate traffic calming/gateway treatment. Consider linking access to this site with WHT035. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	The site is somewhat divorced from the heart of the town. It is not considered this offers the opportunity to promote greater use of sustainable forms of transport, and whilst the site is free of many constraints and sits within the by-pass, preferable options are available to meet the residential needs of the town to 2036. The site has more potential as an employment site, however the town currently has around 20ha of land committed through allocations and therefore this may be an option for the future.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT013
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto B5395 via Pear Tree Lane
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 necessary improvements can be delivered along Pear Tree Lane. Provision for access from this site to the B5395 across the public open space and through new developments 13/04268/OUT and/or 14/02222/OUT has not been made.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA and CS17 Environmental Networks, which could reduce numbers of dwellings possible. A third of the site is corridor within the Environmental Network and the remainder is in the buffer zone of a core area (Greenfields Reserve Local Wildlife Site, Local Nature Reserve and Shropshire Wildlife Trust Nature Reserve, covered by SAMDev MD12)) immediately adjacent. Landscape issues?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, otter and Water vole. Detailed examination of potential impacts on the Env. Network and Local Wildlife Site required, plus full evaluation of how the socio-economic benefits of the development outweigh any residual impacts. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>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 Brown Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Whole of field to west of LWS to be retained in Env. Network with additional open space buffering to the LWS along the southern border of the site. At least 10m buffer to the canal in any case. If grassland is species-rich semi-improved, mitigation/compensation will be required. Greatly reduced number of dwellings possible on this site.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Enhancement and long-term management of the Env. Network with public access to much of area.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>SE edge of site adjacent, and within setting of, the Ellesmere Canal (HER PRN 03414) - development in this part of the site may have a detrimental impact. No known archaeological interest (although there is a prehistoric find spot just to the N of it - HER PRN 02642) but large site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation; impact on setting of canal)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and isolated field trees including important "A" category Beech tree central to the site</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this prominent site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape. Connectivity / wildlife corridors to the canal would be essential</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is acceptable subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development. A large part of the site is within the Environmental Network and development is not supported. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to the site's proximity to a Wildlife Site and a Local Nature Reserve as well its distance from services and amenities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	A large part of the site is within the Environmental Network and development is therefore not supported. It is not considered that Pear Tree Lane offers a locally appropriate point of vehicular access into the site given the scale of the site, the nature of the road and local amenity considerations. The site is therefore dependent on access through land to the east onto Chester Road which leaves delivery uncertain. The poor Sustainability Appraisal is due to the site's proximity to a Wildlife Site and a Local Nature Reserve as well its distance from services and amenities.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT014
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	8%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Brown Moss (site within visitor catchment) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Whitchurch is in the catchment of the River Dee SAC.
<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 Brown Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Semi-natural green space amongst open space. Link to habitat to north west.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Archaeological Desk Based Assessment produced for the site in 2014 in relation to a previous planning application.
<i>Heritage Comments Management of Constraints:</i>	Archaeological watching brief advised in relation to previous planning applications
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Curtilage hedgerows and field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this prominent site into the landscape.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Historic landfill to the west.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	Preferred Allocation
Reasoning	The site represents an opportunity to 'round off' development on the land between Liverpool Road and Alkington Road for a moderately scaled development in keeping with the strategic objectives for growth in Whitchurch between 2016 and 2036. The site's location is considered to offer opportunities to encourage pedestrian access to the town centre. Development will also offer the opportunity to enhance the Liverpool Road/Wrexham Road junction which is known to be an issue for local residents. The site's topography which slopes south to north, offers the opportunity to design in amenity and appropriate visual buffering measures to the south of the site adjacent to the rear of the properties at Alkington Road.
If proposed for Allocation, Potential Capacity:	70 dwellings
If proposed for Allocation Design Requirements:	Local highway improvements at Wrexham Road / Liverpool Road junction. Landscape and visual buffering measures to the south of the site adjacent to the rear of the properties at Alkington Road.

Site Assessment - Stage 3

Site Reference:	WHT015
<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-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>	Tilstock Road or A525
<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>	Access arrangements will depend upon usage. Residential would only be acceptable off Tilstock Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss (site within the visitor catchment) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA and CS17 Environmental Networks, which would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is close to Brown Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space with semi-natural vegetation should be located in southern tip to connect with Environmental network (road verges).</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Semi-natural green space amongst open space. Link to ecological network i.e. road verges.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Mature trees adjacent Tilstock Road and on the site</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Low density only to retain existing mature trees</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>May already have 20% canopy cover which should be retained</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Bounded by busy roads on two of three sides of the plot which will create significant noise.
<i>Public Protection Comments Management of Constraints:</i>	Possible with significant mitigation to reduce noise to suitable levels but this may have detrimental impacts e.g. use of very high boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Residential access would only be acceptable off Tilstock Road. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The site is bounded by busy roads on two of three sides of the plot which will create significant noise. Mitigation to reduce noise to suitable levels may have detrimental impacts (use of very high boundary treatment) and is likely to render the site undevelopable.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	The site is bounded by busy roads on two of three sides of the plot which will create significant noise. Mitigation to reduce noise to suitable levels may have detrimental impacts (use of very high boundary treatment) and is likely to render the site undevelopable.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT017
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	1%
Percentage of site in Flood Zone 2:	10%
Percentage of site in Flood Zone 1:	90%
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:	10%
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)	Medium-High
Visual Impact Considerations: (from the LVSS)	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto Terrick Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If it can be demonstrated that a highway link via WHT021 to Tarporley Road would prevent a significant increase in traffic at the substandard Claypit Street / B4395 junction and/or any necessary improvements at this junction are funded by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site within the visitor catchment) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA and CS17 Environmental Networks, which would reduce numbers of dwellings possible. Mitigation land also likely to be required for GCN, without public access. Landscape issues?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (GCN record in pond on site, ponds within 500m), Badgers, Bats, nesting birds, reptiles, otters, white-clawed crayfish and water vole (records on site. Within Env. Network as follows stream on eastern boundary and forms green link towards centre of Whitchurch. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management). This site is within the visitor catchment of Brown Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement. Terrestrial mitigation land likely to be required for GCN and a minimum of a 10m, natural vegetation buffer is needed along the watercourse for water vole mitigation (reducing housing numbers). Retain and enhance all hedgerows/tree lines on boundaries and within site. Open space with semi-natural vegetation should be located along western boundary</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Habitat improvements and formalisation of Environmental Network towards town.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site potentially within setting of Grade II* listed Old Rectory (NHLE ref. 1056008), and associated Grade II listed building (NHLE refs. 1366509 & 1177619) and non-designated moated site (HER PRN 00905), c 240m to the S. Site access crosses former course of the Whitchurch to Tattenhall Branch (LNWR) railway line (HER PRN 08458). Large site which may have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation; impact on settings of Old Rectory and associated heritage assets [LBs and non-designated assets])</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Historic railway line to the north of the site but think it is just off the plot therefore no issues.
<i>Public Protection Comments Management of Constraints:</i>	If the historic railway line is on the plot remediation is likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	don't allocate
Reasoning	The site represents an extension into a green wedge in the town, with medium/high landscape sensitivity. Whilst an access can be provided, it is considered there are more appropriate options for the town to grow in a sustainable manner.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT017VAR
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	2%
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:	57%
Percentage of the site within 20m of an historic flood event:	19%
Percentage of the site within 20m of a detailed river network:	11%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-High
Visual Impact Considerations: (from the LVSS)	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto Terrick Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If it can be through adjacent sites to Tarporley Road and/or any necessary improvements at Claypit Street / B4395 junction are funded by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>If priority habitats are present then the site should not be developed. HRA will be required for recreational impacts in-combination on Brown Moss SAC (site within the visitor catchment) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Whitchurch is in the catchment of the River Dee SAC. Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. The mitigation land which will be required for water voles and protection of the Env. Network will greatly reduce the no. of houses possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The site may contain priority habitats - botanical survey required. A watercourse runs along the south-eastern boundary, forming an Env. Network corridor. Water voles and GCNs are present in the area. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), water voles, otters, white-clawed crayfish, bats, badgers, reptiles and nesting birds. The watercourse, hedgerows and trees will need to be buffered.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Possible expansion and restoration of the Environmental Network with public access but as a result of extremely reduced housing numbers. Habitat improvements and formalisation of Environmental Network towards town.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site potentially within setting of Grade II* listed Old Rectory (NHLE ref. 1056008), and associated Grade II listed building (NHLE refs. 1366509 & 1177619) and non-designated moated site (HER PRN 00905), c 240m to the S. Site access crosses former course of the Whitchurch to Tattenhall Branch (LNWR) railway line (HER PRN 08458). Large site which may have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation; impact on settings of Old Rectory and associated heritage assets [LBs and non-designated assets])</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Area TPO on site (but outdated) Scattered field trees and hedges on site</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Net gain for biodiversity - retain existing features and join green corridors</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Historic railway line to the north of the site but think it is just off the plot therefore no issues.
<i>Public Protection Comments Management of Constraints:</i>	If the historic railway line is on the plot remediation is likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	The site represents an extension into a green wedge in the town, with medium/high landscape sensitivity. Whilst an access can be provided, it is considered there are more appropriate options for the town to grow in a sustainable manner.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT025
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto B5395 via Pear Tree Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If appropriate improvement can be delivered along Pear Tree Lane. Provision for access from this site to the B5395 across the public open space and through new developments 13/04268/OUT and/or 14/02222/OUT has not been made.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA may be required for recreational impacts in-combination on Brown Moss SAC (site close to the visitor' zone of influence') and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA. and a buffer to the adjacent Local Wildlife Site and the Environmental Network, would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>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, and water vole. Adjacent to Local Wildlife Site and core area of Env. Network on southern boundary. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is relatively close to Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement, particularly for GCN, Water Vole and bats . Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Minimum of 15m buffer to LWS in south and link to open space to maximise ecological linkages. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Increase semi-natural habitat close to LWS, enhance biodiversity and enhance connectivity for people and wildlife.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape. Connectivity / wildlife corridors to the canal will be important</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to appropriate improvement being delivered along Pear Tree Lane. Provision for access from this site to the B5395 across the public open space and through new developments 13/04268/OUT and/or 14/02222/OUT has not been made. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: the site's proximity to a Wildlife Site; a Local Nature Reserve; its distance from services and amenities and its location on the best and most versatile agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	A safe means of access has not been shown. In addition there is a concern of over-development in the area. The site has a poor SA rating. More preferable sites elsewhere, offering planning benefit.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT026
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:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
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:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B5398 Wrexham Road directly, and through the existing development site (14/00462/FUL) in which provision for two future access links to this site has been made. BUT NOT via Belton Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the impact on the A525 roundabout on the bypass and funding of any mitigation by the development and an assessment of the impact of additional trips into the town centre along Wrexham which is congested due to on-street parking and the funding of measures to alleviate this.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site within the visitor 'zone of influence') and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA. and a buffer to the adjacent Environmental Network, would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Adjacent to Env. Network to west. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site (plus possible pond?). Maximise ecological linkages and include semi-natural, accessible buffer to the environmental network along the road to the west.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to east and north of site. Link open space to existing hedgerow systems. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but large site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and isolated field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape. Connectivity / wildlife corridors to the canal will be important</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west and north creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	Having mixed use on the site with commercial buildings acting as a screen to road noise for residential dwellings may resolve noise issues for the site while ensuring no wasted area or expensive mitigation required.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to an assessment of the impact on the A525 roundabout on the bypass and funding of any mitigation by the development and an assessment of the impact of additional trips into the town centre along Wrexham Road which is congested due to on-street parking and the funding of measures to alleviate this. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: the site's proximity to a Wildlife Site; its distance from services and amenities; its location on the best and most versatile agricultural land and its location within a source protection zone for groundwater.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	Whilst the site is relatively free of on-site constraints, the scale of the site is at odds with the overall growth strategy for the town to 2036 and the preferred approach to the delivering this growth, i.e. through spreading development to a number of more moderately scaled sites capable of achieving community benefits.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT029
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	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>	At A525 roundabout with Ash Road and Edgeley Road T junction with A525.
<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. With appropriate improvements and modification at both or either access point.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within only 600m of Brown Moss with direct public right of way access.) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). Would not recommend this allocation for residential but if chosen more than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond within on site, others in 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, water vole. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is particularly close to Brown Moss and should be avoided to minimise recreational mitigation required by all development within 'Zone of Influence'. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement, particularly for Water Vole and bats . Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Maximise ecological linkages.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site contains historic farmstead of Broughall Fields Farm (HER PRN 22825). Large site which may have some archaeological potential. Development likely to be detrimental to the setting of the canal and the semi-rural character of the SE side of the town beyond the A525 bypass.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation; Level 2 recording of farmhouse and traditional farm buildings at Broughall Fields Farm is proposed for demolition)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	Odour from anaerobic digester feedstock.
<i>Public Protection Comments Other Constraints:</i>	Road noise from road to north. Noise and odour from anaerobic digester
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated and potentially some noise from AD plant mitigated however suggest
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access needs appropriate improvements and modification at both or either access point. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. However, the site is so close to internationally designated wildlife sites that it is not recommended for residential development. Road noise from road to north and noise and odour from anaerobic digester are unlikely to be capable of being mitigated so the site is not recommended for development. The poor Sustainability Appraisal is due to: the site's proximity to a SAC; a Ramsar site; Wildlife Site; a Local Nature Reserve; its distance from services and amenities and its location on the best and most versatile agricultural land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	The site is divorced from the settlement with the A525 being a major barrier. The site is so close to internationally designated wildlife sites that it is not recommended for residential development. Road noise from road to north and noise and odour from anaerobic digester are unlikely to be capable of being mitigated so the site is not recommended for development. The poor Sustainability Appraisal is due to: the site's proximity to a SAC; a Ramsar site; Wildlife Site; a Local Nature Reserve; its distance from services and amenities and its location on the best and most versatile agricultural land.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT031
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	8%
Percentage of site in Flood Zone 2:	9%
Percentage of site in Flood Zone 1:	91%
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)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto Black Park
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. Black Park is unsuitable for any significant increase in traffic but this site would be acceptable if linked to WHT034 with principle access at an improved junction onto Station Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible. Recommend not to allocate this site. Core area of the Environmental Network and development of this site would be contrary to CS17 Environmental Networks. Site also includes part of a Local Wildlife Site (See MD12).</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds close by and within 500m), Badgers, Bats, nesting birds, vascular plants (likely species-rich semi-improved grassland and other semi-natural habitats need full botanical survey), reptiles, otters and water vole (present in habitat immediately north and south of the site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is relatively close to Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species mitigation and enhancement, particularly for GCN, Water Vole and bats plus general habitat loss. Retain and enhance all vegetation on site . Maximise ecological linkages. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>De- culvert the watercourse which is a Local Wildlife Site, either side of the site.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Former timber yard and sidings associated with London & North Western Railway (Shrewsbury to Crewe Branch) (HER PRN 05501). Setting of Grade II listed railway footbridge (NHLE ref. 1376790) at S end of site needs to be considered.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (impact on settings of LB)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Scrub trees and many scattered mature trees on site</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>May already have 20% canopy cover which should be retained</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Land contamination from historic industrial use and railway line and sidings In addition landfill to the north of the site. Noise from railway line
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for land contamination. Significant noise attenuation would be necessary to protect against rail noise.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of fluvial flood risk may be needed (8% of the site is in Flood Zone 3 and 9% is in Flood Zone 2). Vehicular access would be acceptable if linked to WHT034 with principle access at an improved junction onto Station Road. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. However, the site is so close to internationally designated wildlife sites that it is not recommended for residential development
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	yes
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	The site has been resolved for residential development subject to resolving ecologist concerns and the signing of a S106 agreement. As things stand it is understood there continues to be concerns from ecology, but the resolution will allow this to be dealt with as a windfall site. it is therefore not appropriate to allocate.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT032
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	13%
Percentage of the site within 20m of a detailed river network:	13%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Onto B4395 via Chester Avenue (private lane) over which access rights are assumed.
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?	Given small scale of development
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Given small scale of development
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible. Within the Environmental Network as corridor (botanical survey could show 'core' if priority habitat). CS17 Environmental Networks would apply. Only reduced number of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond within 100m, others in 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland and other habitats need botanical survey), reptiles. Within Env. Network which links to Local Wildlife Site to west. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement (difficult to see how this can be done if site developed unless only one or two houses). Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Maximise ecological linkages.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Currently a well used footpath through this site - maintain green corridor for people and wildlife.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Large number of mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Low density only to retain existing mature trees</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>May already have 20% canopy cover which should be retained</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfilled area to the south.
<i>Public Protection Comments Management of Constraints:</i>	May be no need for mitigation but it would be available if necessary.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Ecological survey needed to determine presence/absence of priority habitat. If present, development would be contrary to current Local Plan policy MD12. Site also within Environmental Network where development which would sever connection is contrary to current policy CS17. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't Allocate
Reasoning	The site is within the Environmental network and it is likely that mitigation measures will reduce the scale of developable land. More sustainable sites elsewhere to meet the needs of the town to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT033
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	59%
<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>	Wrexham Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Existing access does not meet standards and could not be improved without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.</p> <p>If priority habitats are present then the site should not be developed. If priority habitats not present, the adjacent water vole habitats and the Env. Network will require a significant buffer, vastly reducing the developable area.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The site lies within the Env. Network and may contain priority habitats - botanical survey required. There are water voles present in the adjacent pools - a significant buffer will be required to protect this species.</p> <p>Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Site could potentially be restored/enhanced as priority habitat. See accompanying document</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Heavily tree'd site particularly to the west adjacent to the pools</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Some open areas</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land , landfill, to the south west within 250m.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land mitigation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water flood risk may be needed (59% of the site is in the 1000 year surface water flood risk zone). Vehicular access to site cannot be obtained: the existing access does not meet standards and could not be improved without third party land. Development of the site is unlikely to be possible due to its location in an Environmental Network and presence of protected species on adjacent land (buffering required will effectively sterilise site). HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Highways access cannot be obtained. Development of the site is unlikely to be possible due to its location in an Environmental Network and presence of protected species on adjacent land (buffering required will effectively sterilise site)
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT035
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	1%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	6%
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
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. Existing speed limit on Tarporley Road extended with appropriate traffic calming / gateway treatment. Consider linked access with WHT006.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address recreation issues in the HRA and CS17 Environmental Networks, which could reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (Medium population recorded within 70m other ponds in 500m), Badgers, Bats, nesting birds, vascular plants, reptiles, otters and water vole (record of water vole on/near site). Adjacent to and surrounded by Env. Network which follows stream to the south, west and north, disused railway line to the south and golf course to east. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is relatively close to Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement, particularly for GCN, Water Vole and bats . Retain and enhance all hedgerows/tree lines on boundaries and trees and hedges within site. Green buffer of minimum 10m required to stream. Enhance and restore Env. Network by providing semi-natural accessible open space connected to southern buffer and golf course boundary to east. Land with semi-natural habitat is also likely to be required for Great Crested Newt Mitigation.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Enhancement of disused railway as long distance green access route for pedestrians. Link to open space provision.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but medium sized site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & ?evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the east.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	Other constraints or opportunities could exist dependant on any other land development around.
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Could consider linking the access with WHT006. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Vehicular access requires the existing speed limit on Tarporley Road to be extended with appropriate traffic calming / gateway treatment. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	The site is somewhat divorced from the heart of the town. It is not considered this offers the opportunity to promote greater use of sustainable forms of transport, and whilst the site is free of many constraints and sits within the by-pass, preferable options are available to meet the residential needs of the town to 2036. The site has more potential as an employment site, however the town currently has around 20ha of land committed through allocations and therefore this may be an option for the future.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT036
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Pear Tree Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If necessary improvements can be delivered along Pear Tree Lane. OR access can secured via WHT043 which would be preferable.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds on site and within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Adjacent to Env. Network along road verge to west. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is relatively close to Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement, particularly for species-rich grassland if present. Retain and enhance all hedgerows/tree lines on boundaries and trees, hedges and pond/marsh within site. Enhance and restore Env. Network by providing semi-natural accessible open space connected to western buffer and pond/marsh. Land with semi-natural habitat would be required for Great Crested Newt Mitigation if GCNs were found to be present.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Provision of semi-natural green space and enhancements to Env. Network. Green Space along public footpath and pond/marsh enhancement. General conclusion based on low quality grassland being present.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but medium sized site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & ?evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the west.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to the site's proximity to a Wildlife Site and its distance from services and amenities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	The site is divorced from the town's services and facilities. Would need to come forward with WHT043 and not considered necessary given the availability of other sites to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT037
<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>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	15%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	9%
<i>Percentage of the site within 20m of a detailed river network:</i>	9%
<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>	Via Haroldgate to Tarporley 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>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assumes Haroldgate / Tarporley Road T junction has capacity for tadeonal trips from WHT047 and WHT039 (incorporating 037) and these site have a highway link to WHT044
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, reptiles. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is partly within the 'zone of influence of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water flood risk may be needed (6% of the site is in the 30 year, 9% is in the 100 year and 15% is in the 1000 year surface water flood risk zone).HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	Yes
Recommendation	Preferred Allocation
Reasoning	The site is located directly south of the current David Wilson Homes development at Haroldgate, and a shared vehicular access can be achieved. The site therefore offers a natural second phase to the DWH development at an appropriate scale. The site offers the opportunity to be delivered alongside WHT044 to the south to provide a more comprehensively planned scheme and the potential for to provide a link road between Tarporley Road and Chester Road. The scale of this more comprehensive scheme is appropriate to the strategic objectives for the town's growth in the Plan period.
If proposed for Allocation, Potential Capacity:	190 dwellings (with WHT044)
If proposed for Allocation Design Requirements:	Highway link between Chester Road and Haroldgate DWH development.

Site Assessment - Stage 3

Site Reference:	WHT037VAR
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	3%
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)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Via B5395 and Haroldgate to Tarporley Road
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. Re B5395 outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared B5395 junction possibly roundabout with WHT043.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Assumes capacity review of Haroldgate/Tarporley Road T junction. Opportunity for improved pedestrian crossing facility on south side of Haroldgate / Tarporley Road junction e.g. dropped crossing. Review of existing cycle infrastructure (opportunity for shared/unsegregated foot/cycle path on east side of Tarporley Road down to roundabout).
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Whitchurch is in the catchment of the River Dee SAC. Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), badgers, bats, reptiles and nesting birds. Hedgerows and trees will need to be buffered.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but large size of the site which may have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	yes
Recommendation	allocate (see WHIT037 and WHIT044)
Reasoning	The site represents a combination of Sites WHIT037 and WHIT044. See site assessments for these sites.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT038a
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	7%
Percentage of site in Flood Zone 2:	9%
Percentage of site in Flood Zone 1:	91%
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:	3%
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)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Y. If limit vehicles access is required - via canal tow path to WHT038b than via drawbridge to WHT038c which has a private lane access to Chemistry. A525 access is not possible due to bend and Armco.
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. Provide only limited vehicle trips are generated onto the private lane that has access to Chemistry.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA, CS17 Environmental Networks (Most of site within Environmental Network due to river to north (Local Wildlife Site) and canal to south) and mitigation for known protected species on site, which would significantly reduce numbers of dwellings possible. Seek landscape advice?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond within 100m, others in 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland, wetland and other habitats need botanical survey), reptiles, otters (recorded on site) and water vole (recorded on site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is within 5km of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries, and within site. Significant buffers required to LWS and canal, plus road verge to comply with CS17 and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Retain as green link and open space in Ecological Network with public access where compatible with protected and priority species and habitats, connected to WHT038b and WHT038c.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>Site surrounded on three sides, and within setting of an important section, of Ellesmere Canal (HER PRN 03414), as a regionally important non-designated heritage asset. It also detached from the built edge of the town and spatially separated from it by the A49 by-pass. Development likely to be detrimental to the setting of the canal and the semi-rural character of the immediate surroundings.</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (impact on setting of canal)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Well tree'd site including mature woodland associated with water vole linear Park / greenway</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the south and east of the site. Possible odour from farm to the west of the site (looks as though it is used for animal housing but no personal knowledge of the site).
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Dependant on farm operations to the west there may not be mitigation available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of fluvial flood risk may be needed (7% of the site is in Flood Zone 3 and 9% is in Flood Zone 2). Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. Site is surrounded on three sides, and within setting of an important section, of Ellesmere Canal (HER PRN 03414) - a regionally important non-designated heritage asset. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported. The poor Sustainability Appraisal is due to: part of the site being designated as a Wildlife Site; its distance from services and amenities; its location on the best and most versatile agricultural land; part of the site being in Flood Zones 3 and 2 and the site's proximity to a Listed Building.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. Site is surrounded on three sides, and within setting of an important section, of Ellesmere Canal (HER PRN 03414) - a regionally important non-designated heritage asset. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT038b
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	7%
Percentage of site in Flood Zone 2:	7%
Percentage of site in Flood Zone 1:	93%
Percentage of the site in the 30 year surface flood risk zone:	2%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	5%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	25%
Percentage of the site within 20m of a detailed river network:	25%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Y. If limit vehicles access is required - via drawbridge to WHT038c which has a private lane access to Chemistry. A525 access is not possible due to bend and Armco.
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. Provide only limited vehicle trips are generated onto the private lane that has access to Chemistry.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA, CS17 Environmental Networks (Majority of site within Environmental Network due to river through the centre of the site (Local Wildlife Site) and canal to south) and mitigation for known protected species on site, which would significantly reduce numbers of dwellings possible. Seek landscape advice?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EcIA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland, wetland and other habitats need botanical survey), reptiles, otters (recorded on site) and water vole (recorded on site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is within 5km of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries, and within site. Significant buffers required to LWS and canal, plus road verge to comply with CS17 and MD12, probably removing majority of developable land.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Retain as green link and open space in Ecological Network with public access where compatible with protected and priority species and habitats, connected to WHT038a and WHT038c.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>Site adjacent to, and within setting of, Ellesmere Canal (HER PRN 03414), as a regionally important non-designated heritage asset. It also detached from the built edge of the town and spatially separated from it by the A49 by-pass. Development likely to be detrimental to the setting of the canal and the semi-rural character of the immediate surroundings.</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (impact on setting of canal)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Well tree'd site including mature woodland associated with water vole linear Park / greenway</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the west.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of fluvial flood risk may be needed (7% of the site is in Flood Zone 3 and 7% is in Flood Zone 2). Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported. The poor Sustainability Appraisal is due to: part of the site being designated as a Wildlife Site; its distance from services and amenities and part of the site being in Flood Zones 3 and 2.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. Site is adjacent to and within setting of an important section, of Ellesmere Canal (HER PRN 03414) - a regionally important non-designated heritage asset. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT038c
<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>	4%
<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>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	49%
<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>	34%
<i>Percentage of the site within 20m of a detailed river network:</i>	34%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via private lane to Chemistry.
<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. Provide only limited vehicle trips are generated onto the private lane that has access to Chemistry.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA, CS17 Environmental Networks (all of site within Environmental Network due to river through the centre of the site (Local Wildlife Site), canal to south) and Local Wildlife Site and woodland to north. mitigation for known protected species on site, which would greatly reduce numbers of dwellings possible. Seek landscape advice?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants likely species-rich semi-improved grassland, wetland and other habitats need botanical survey), reptiles, otters (recorded on site) and water vole (recorded on site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is within 5km of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries, and within site. Significant buffers required to two LWSs and canal. unlikely to comply with CS17 and MD12, probably removing majority of developable land.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Retain as green link and open space in Ecological Network with public access where compatible with protected and priority species and habitats, connected to WHT038a and WHT038b.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site partially adjacent to, and within setting of, Ellesmere Canal (HER PRN 03414) and the Whitchurch branch of the canal (HER PRN 05889), which are considered to be regionally important non-designated heritage asset. Site also contains the site of a post-medieval water mill (HER PRN 06508), and associated mill leat (HER PRN 33144) and therefore has archaeological potential .</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment and evaluation; impact on setting of canal)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Well tree'd site including mature woodland associated with water vole linear Park / greenway</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Modelling of fluvial and surface water flood risk may be needed (4% of the site is in Flood Zone 3, 4% is in Flood Zone 2 whilst 3% is in the 30 year, 9% in the 100 year and 49% is in the 1000 year surface water flood risk zone). Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported. The poor Sustainability Appraisal is due to: part of the site being designated as a Wildlife Site; its proximity to a Local Nature Reserve; its distance from services and amenities; its location on the best and most versatile agricultural land and part of the site being in Flood Zones 3 and 2.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Vehicular access is subject to limited vehicle trips being generated onto the private lane that has access to Chemistry. The site is unlikely to be developable due to its location in an Environmental Network and the amount of land needed for protected species mitigation measures. Site is within the setting of an important section, of Ellesmere Canal (HER PRN 03414) - a regionally important non-designated heritage asset. Development is likely to be detrimental to the setting of the canal and is therefore not recommended. Development is likely to have a significant impact on trees on site and is not supported.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT039
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	4%
Percentage of the site in the 100 year surface flood risk zone:	6%
Percentage of the site in the 1,000 year surface flood risk zone:	10%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	6%
Percentage of the site within 20m of a detailed river network:	6%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Via Haroldgate to Tarporley Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Assumes Haroldgate / Tarporley Road T junction has capacity for tadeonal trips from WHT047 and WHT039 (incorporating 037) and these site have a highway link to WHT044
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Brown Moss (within 5km) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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, reptiles. Whitchurch is in the catchment of the River Dee SAC.
<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), NOx and water management. This site is partly within the 'zone of influence of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site..
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems.
<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>	Curtilage hedgerows and field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access assumes the Haroldgate / Tarporley Road T junction has capacity for tadeonal trips from WHT047 and WHT039 (incorporating 037) and these site have a highway link to WHT044. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to; a Tree Preservation Order on site; its location on the best and most versatile agricultural land and its proximity to a Listed Building and a Conservation Area.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	NA
Potential for Allocation?	NA
Recommendation	NA
Reasoning	The site overlaps with WHT037.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT040
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	17%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Wrexham Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Existing access does not meet standards and could not be improved without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible. Whole site lies within Environmental Network.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond on site and ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland, wetland and other habitats need botanical survey), reptiles and water voles (recorded on site). Whitchurch is in the catchment of the River Dee SAC. Site lies completely within the corridor of the Environmental Network and CS17 applies.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is within the 'zone of influence' of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site, and pond and ditch to south. Only very reduced numbers of dwellings would be possible with biodiversity enhancements on the rest of the site. If GCN present insufficient mitigation land available. Ditch likely to require a minimum 10m buffer of undisturbed natural vegetation.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Retain and enhance pedestrian access to this first area of the environmental network (and hence Green Infrastructure) out of Whitchurch from existing housing. Biodiversity enhancements, through open space.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Trees and pond on site</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Areas of open space</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Modelling of surface water flood risk may be needed (5% of the site is in the 100 year and 17% is in the 1000 year surface water flood risk zone). Vehicular access is not achievable: the existing access does not meet standards and could not be improved without third party land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Vehicular access is not achievable: the existing access does not meet standards and could not be improved without third party land. More sustainable sites elsewhere to meet the needs to 2038.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT040a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	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>	Wrexham Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Access would not meet standards in terms of visibility with out control of third party land either side.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments Significant Constraints:</i></p>	<p>If priority habitats are present then these areas should not be developed. HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Whitchurch is in the catchment of the River Dee SAC. Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. The mitigation land which will be required for water voles and ponds, and protection of the watercourse and Env. Network will greatly reduce the no. of houses possible.</p>
<p><i>Ecology Comments Other Constraints:</i></p>	<p>The site may contain priority habitats - botanical survey required. A watercourse runs along the southern and eastern boundaries, forming an Env. Network corridor. There is a water vole record on the site. There are ponds adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), badgers, bats, reptiles, otters, water voles, white-clawed crayfish and nesting birds. Provision of a suitable water supply and foul-water disposal enhancement. Trees, hedgerows, watercourse and pond will need to be buffered.</p>
<p><i>Ecology Comments Management of Constraints:</i></p>	<p>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.</p>
<p><i>Ecology Comments Opportunities:</i></p>	<p>Retain and enhance pedestrian access to this first area of the environmental network (and hence Green Infrastructure) out of Whitchurch from existing housing. Biodiversity enhancements, through open space.</p>
<p><i>Heritage Comments Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments Management of Constraints:</i></p>	
<p><i>Heritage Comments Opportunities:</i></p>	
<p><i>Tree Comments Significant Constraints:</i></p>	<p>Trees and pond on site</p>
<p><i>Tree Comments Other Constraints:</i></p>	<p>Areas of open space</p>
<p><i>Tree Comments Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments Opportunities:</i></p>	

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Eastern boundary within 250m of contaminated land (237m). Remediation if required.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	Vehicular access is not achievable: the existing access does not meet standards and could not be improved without third party land. More sustainable sites elsewhere to meet the needs to 2038.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT040c
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Access onto Wrexham Road requires third party land.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Access not possible without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>If priority habitats are present then these areas should not be developed. HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Whitchurch is in the catchment of the River Dee SAC. Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. The mitigation land which will be required for water voles and ponds, and protection of the watercourse and Env. Network will greatly reduce the no. of houses possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The site may contain priority habitats - botanical survey required. A watercourse runs along the southern and eastern boundaries, forming an Env. Network corridor. There is a water vole record on the site. There are ponds adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), badgers, bats, reptiles, otters, water voles, white-clawed crayfish and nesting birds. Trees, hedgerows, watercourse and pond will need to be buffered.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>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.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Retain and enhance pedestrian access to this first area of the environmental network (and hence Green Infrastructure) out of Whitchurch from existing housing. Biodiversity enhancements, through open space.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Trees and pond on site</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Areas of open space</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Eastern boundary within 250m of contaminated land (237m). Remediation if required.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	Vehicular access is not achievable: the existing access does not meet standards and could not be improved without third party land. More sustainable sites elsewhere to meet the needs to 2038.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT041
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:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	4%
Percentage of the site within 20m of a detailed river network:	4%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Alkington Road
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?	N. It is unlikely that the existing field access is wide enough to accommodate an new estate road access. BUT Y. If agreement can be reached with WHT046 to share access onto Alkington Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If development is limited to low traffic generation OR Y. Subject to a wider area transport assessment given other potential sites off Alkington Road (WHT051 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway an their respective junctions at Highgate and Rosemary Lane.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond on site, others in 500m), Badgers, Bats, nesting birds, reptiles. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. This site is within the 'zone of influence' of Brown Moss. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. If GCN present sufficient mitigation land would be available but this would reduce the number of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but medium sized site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & ?evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill to the north.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to either development being limited to low traffic generation or to a wider area transport assessment given other potential sites off Alkington Road (WHT051 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway and their respective junctions at Highgate and Rosemary Lane. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: a Tree Preservation Order on site; its distance from services and amenities; its location on the best and most versatile agricultural land and its location with a source protection zone for groundwater
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Site is poorly contained, is divorced from the settlements and is likely to need to rely on third party land for vehicular access. More sustainable sites elsewhere to meet the needs to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT042
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	6%
Percentage of site in Flood Zone 2:	6%
Percentage of site in Flood Zone 1:	94%
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)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Y. Assume access will be facilitated through existing allocation to the west of Mill Park onto Waymills.
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?	The new highway access should include provision pedestrian crossing of Waymills, but not necessarily controlled.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss (site is within the 'zone of influence') and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m per bedroom (SAMDev Policy MD2) will be required to address recreation issues in the HRA and to protect the Environmental Network under CS17. Much of the western third of the site falls within an important part of the Environmental Network, including the river which is a Local Wildlife Site. Both recreation issues and the Env. Network would significantly reduce numbers of dwellings possible. Could take the network area out of allocation or include within open space. Seek landscape advice?</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 35m and others within 500m), Badgers, Bats, nesting birds, vascular plants likely species-rich semi-improved grassland, wetland and other habitats need botanical survey), reptiles, otters) and water vole (recorded in several places on site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. If GCN present sufficient mitigation land would be available but this would reduce the number of dwellings possible. At least a 15m buffer to the Local Wildlife Site would be required and no development should take place to the west of the LWS (i.e. within the Environmental Network).</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use area of Environmental Network as part of the open space provision, providing semi-natural habitats/dog-walking areas to counter the recreation requirements of the HRA (protecting any sensitive habitat from disturbance e.g. LWS). Provide biodiversity enhancements in any additional open space. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Need to consider setting of Grade II listed railway footbridge (NHLE ref. 1376790) on NW boundary of site. Large site which contains site of former engine house (HER PRN 29080 for the London & North Western Railway, and a former field barn (HER 29081), and therefore has some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment and evaluation; impact on setting of LB)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees with wooded area to the east</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Railway to the west.
<i>Public Protection Comments Management of Constraints:</i>	Separation distance from rail and mitigation where necessary.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The western third of the site is in an Environmental Network where development which severs links is contrary to policy CS17: this is likely to reduce the developable area of the site. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Preferred Allocation
Reasoning	The site offers an opportunity to extend the existing allocated (but undeveloped) site at Waymills to the north to provide for a comprehensive scheme in order to provide additional benefit, including through the provision of cross-subsidy support for the currently allocated employment site to the east (in the same ownership) and the potential to support a new pedestrian access to the east side of Whitchurch train station. The site is considered to be sustainable as it offers the ability for people to access the train station easily, and it is within an reasonable walking distance of the town centre. The scale of this more comprehensive scheme is appropriate to the strategic objectives for the town's growth in the Plan period. The site's scale also offers the opportunity to deliver a layout and design sympathetic to, and incorporating the Environmental Network, as well as providing suitable landscape buffering to the east adjacent to the proposed employment area.
If proposed for Allocation, Potential Capacity:	180 dwellings
If proposed for Allocation Design Requirements:	Suitable landscape buffering to the east adjacent to the employment land provision; enhancement of environmental network; facilitate new pedestrian access to east platform.

Site Assessment - Stage 3

Site Reference:	WHT043
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	On to B4395
<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 with traffic calming / gateway feature. Consideration should be given to a shared B4395 junction possibly roundabout with WHT044.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 5km of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, reptiles. Whitchurch is in the catchment of the River Dee SAC. Environmental Network corridor follows ditch and hedge-line through site, linking the wide road verge to the west and semi-natural vegetation adjacent to south of eastern corner.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Open space to include semi-natural habitat centred on the Ditch/hedge through site with outliers adjacent to the road to the west and linking to road in east to allow pedestrian access across the site.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision, providing semi-natural habitats/dog-walking areas to counter the recreation requirements of the HRA. Provide biodiversity enhancements in any additional open space. Link open space to existing hedgerow systems, provide pedestrian access routes east/west across site.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Large site with E boundary located adjacent to Roman road (HER PRN 00066), so has some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and scattered mature trees field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west and east.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: the site's proximity to a Wildlife Site; its distance from services and amenities and its potential displacement of a waste management operation.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Whilst the site has relatively few constraints, it is considered the site would represent a strategic direction of growth not required during this plan period. It is acknowledged there may be potential beneficial highway linkages to preferred site WHT044 to the north of Chester Road.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT044
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	1%
Percentage of the site in the 100 year surface flood risk zone:	1%
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)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	On to B4395
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. Outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared B4395 junction possibly roundabout with WHT044.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development and highway link provided so local trips can reach Tarporley Road via WHT039 and Haroldgate.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 5km of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, reptiles. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. Open space to include semi-natural habitat centred on the existing trees and hedges, linking to the roadside trees on Chester Rd.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and green access route across site, linking to access route in allocation across Chester Rd. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Medium sized site with S boundary located adjacent to Roman road (HER PRN 00066), so has some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & ?evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and scattered mature trees field trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Vehicular access is subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development and highway link provided so local trips can reach Tarporley Road via WHT039 and Haroldgate. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	Yes
Recommendation	Preferred Allocation
Reasoning	The site is located directly north of Chester Road and south of WHT037. Whilst there has been a number of developments in recent years to the north and south of Chester Road, which cumulatively has led to local concern, it is considered this site offers the opportunity to be delivered alongside WHT037 to the north to provide a more comprehensively planned scheme, with the potential to incorporate a new highway link between Tarporley Road and Chester Road to support local trips. The scale of this more comprehensive scheme is appropriate to the strategic objectives for the town's growth in the Plan period.
If proposed for Allocation, Potential Capacity:	190 dwellings (with WHT037)
If proposed for Allocation Design Requirements:	Highway link between Chester Road and Haroldgate DWH development.

Site Assessment - Stage 3

Site Reference:	WHT045
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	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>	Tilstock 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EcIA required. Surveys for GCN (ponds within 500m with GCN records), Badgers, Bats, nesting birds, reptiles. Adjacent to the corridor of the Env. Network on eastern border. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines or trees on boundaries and within site. Open space to include semi-natural habitat centred on the existing trees and hedges, linking to the roadside trees to the east and 'green lane to the west..</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and green access route across site. Link open space to existing hedgerow systems.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Moss Villa appears to be a non-designated ?mid 19th century house of some status. Retention of building may therefore be desirable.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (Level 2 historic building assessment of Moss Villa and associated buildings)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Retain existing trees on site</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the east and sports pitch to the east and north.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Noise from sports pitches would have to be tolerated to a certain extent but design and glazing should take these aspects into consideration.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	yes
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	In time the site will be surrounded by development as the existing allocated land at Tilstock Road is delivered for 500 dwellings. It is considered preferable if this site did not come forward as a standalone scheme ahead of the wider site due to the site's relative isolation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT046
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	1%
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:	4%
Percentage of the site within 20m of a detailed river network:	4%
All or part of the site within a Source Protection Zone:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Alkington Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If development is limited to low traffic generation OR Y. Subject to a wider area transport assessment given other potential sites off Alkington Road (WHT051 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway an their respective junctions at Highgate and Rosemary Lane. OR Y. If part or all of site can gain access to Liverpool Road via WHT014.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' of Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA. Would reduce numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond on site, others in 500m), Badgers, Bats, nesting birds, reptiles. Adjacent to north to Env. Network corridor. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site. If GCN present sufficient mitigation land would be available but this would reduce the number of dwellings possible. Buffer to Env. Network to north could be included in open space provision.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing off site. Link open space to existing hedgerow systems and Env. Network.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but medium sized site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & ?evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Hedgerows and what appears to be large veteran trees which will require maximum root protection areas</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>Vehicular access is subject to development being limited to low traffic generation or a wider area transport assessment given other potential sites off Alkington Road (WHT051 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway an their respective junctions at Highgate and Rosemary Lane. Alternatively, access would be acceptable if part or all of site can gain access to Liverpool Road via WHT014. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	<p>Access from Alkington Road is not preferred. The site has some potential to be delivered if accessed through WHT014 (which is preferred to be allocated). However, at this stage there is no landowner agreement in place and there would be concern over the scale of development in this area.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT047
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	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>	Via Haroldgate to Tarporley Road and via Fairfields onto Chester Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes there is sufficient land to achieve necessary Fairfields / Chester Road T junction improvements.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss (site lies within the 'zone of influence') and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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. Similarly over half of the site is within the Env. Network and CS17 applies, again reducing the numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond possibly on site and within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Whitchurch is in the catchment of the River Dee SAC. Partly within Env. Network ('stepping stone') which covers the parkland area..</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain and enhance mature trees and 'parkland' within open space to address CS17 and MD2.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Protection and enhancement of Env. Network and providing green open space for this and adjacent existing and proposed housing developments.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site includes non-designated historic (?19th century) sub-urban house known as Linden Court. Retention of building may therefore be desirable. Field to the S of Linden Court recorded as 'Windmill Field' on Tithe Map, so site has some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment; Level 2 historic building assessment of Moss Villa and associated buildings)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Appears to be very well tree'd mature gardens</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Possible very low density development retaining the A category trees</p>

<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>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	yes
Potential for Allocation?	yes
Recommendation	Don't allocate
Reasoning	There is some concern the scale of growth may be constrained by the need to mitigate ecological and arboricultural concerns, which leaves delivery uncertain. However, with the land to the west being preferred for allocation, in time this site will be surrounded on all sides by development and therefore is a considered to be a reasonable windfall opportunity, although the development boundary will need to be altered to accommodate this. This assumes the retention of Linden Court.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT048
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Pear Tree Lane
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 necessary improvements can be delivered along Pear Tree Lane. Provision for access from this site to the B5395 through WHT036 and WHT043 would be an alternative.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss (site lies within 5km) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EcIA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Site lies adjacent to the corridor of Env. Network, CS17 applies. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site where possible. Ideally open space should include semi-natural habitat towards the southern boundary and green links should buffer the Env. Network to the west and south to address CS17 and MD2.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Use open space provision, providing semi-natural habitats/dog-walking areas to counter the recreation requirements of the HRA. Provide biodiversity enhancements in any additional open space. Link open space to existing hedgerow systems, provide pedestrian access routes east/west across site.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>No known archaeological interest but large site which may therefore have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>Important adjacent woodland screening to the by pass adjacent to this site</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Mainly hedgerow and curtilage trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Vehicular access is subject to an assessment of the impact on the B4395 roundabout on the bypass and funding of any mitigation by the development. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: part of the site being designated as a Wildlife Site; a Tree Preservation Order on site and its distance from services and amenities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	Part of the site is designated as a Wildlife Site and a Local Nature Reserve. It is not considered that Pear Tree Lane offers a locally appropriate point of vehicular access into the site given the scale of the site, the nature of the road and local amenity considerations. The site is therefore dependent on access through land to the east onto Chester Road which leaves delivery uncertain. The as well its distance from services and amenities. Not a strategic direction of growth preferred for the town and the other site options are more preferable to meet the needs of the town to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT050
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA, reducing the numbers of dwellings possible. Within the Environmental Network as a mix of core, corridor and restoration area due to surrounding habitats (botanical survey could show additional 'core' if priority habitat). CS17 Environmental Networks would apply. Only reduced number of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds adjacent to the site boundary and within 500m), Badgers, Bats, nesting birds, vascular plants (likely species-rich semi-improved grassland needs botanical survey), reptiles. Within the Environmental Network as a mix of core, corridor and restoration area due to surrounding habitats (botanical survey could show additional 'core' if priority habitat). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space provision should retain semi-natural habitat, protect and buffer the Env. Network and provide east-west links between habitats, possibly requiring over half the site to address CS17 and MD2.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Possible expansion and restoration of the Environmental Network with public access but as a result of very reduced housing numbers.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>A planning appeal was dismissed for this site in 2017 for policy reasons and impacts on landscape character. However, the inspector found there were no impacts on the setting of designated and non-designated heritage assets.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment produced for site in 2015 in relation to previous outline application. Planning condition for an archaeological watching brief advised.</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>No trees on site but pond adjacent to the north and woodland adjacent to the west</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Improve connectivity between adjacent woodlands</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road by site entrance and from Sainsburys to the southeast
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	The site has medium-high visual and medium-high landscape sensitivity to residential development. Developable area likely to be reduced as site is in Environmental Network. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	The site was subject to a Planning Inquiry in 2016 for 39 dwellings. In dismissing the appeal the Inspector noted that development on the site would "introduce an overtly urban form of development that would be highly incongruous within the pastoral setting". This conclusion is broadly in line with the outcome of the Council's more recent LVSS which considers this location to have a medium-high sensitivity to both landscape and visual impact from residential development, stating "This is an altered rural landscape with strong character and mostly high scenic quality". This significant concern, and given there are more preferable locations elsewhere in order to meet the town's needs to 2036, leads to the conclusion that this is not an appropriate site to allocate.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT051
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:	1%
Percentage of the site within 20m of a detailed river network:	1%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Alkington Road
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?	
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If development is limited to low traffic generation OR Y. Subject to a wider area transport assessment given other potential sites off Alkington Road (WHT041 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway and their respective junctions at Highgate and Rosemary Lane.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA, reducing the numbers of dwellings possible. Environmental Network crosses and lies adjacent to the site. CS17 Environmental Networks would apply. Again, only reduced number of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond on site, others adjacent and within 500m with GCN records), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, and water vole (records on adjacent site). Environmental Network crosses the site along route of disused railway and lies adjacent to network along road verges. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and hedges within the site. Open space provision should retain semi-natural habitat, protect and buffer the Env. Network, particularly the line of the disused railway with public access and links to open space and footpaths in the adjacent new development. Possibly requiring over half the site to address CS17 and MD2, more if GCN mitigation required. Careful decommissioning and removal of the slurry pit would be required.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Protecting and enhancing the Environmental Network and providing additional semi-natural open space for dog walking to reduce visitor impacts on the Brown Moss SAC.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Site includes the historic farmstead of Vinyard (HER PRN 22829) and it may be desirable to retain the non-designated farmhouse and associated historic farm buildings. Site crossed by former line of Cambrian Railway (HER PRN 05892). Site detached from current built edge of the town, so development may be incongruous in relation to the semi-rural character of the immediate surroundings</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application(Level 2 historic building assessment of Vinyard farmhouse and traditional farm buildings)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Well tree'd site possibly low density housing</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>May already have 20% canopy cover which should be retained</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from A41. Potential odour from slurry pit on site if it were to remain. Potential gassing and therefore contaminated land if slurry pit built over.
<i>Public Protection Comments Management of Constraints:</i>	Noise from road could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Standoff distance to slurry pit of at least 100m recommended so as not to impact on existing operations if these remain. Remediation of slurry pit area would be possible.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Vehicular access is subject to either development being limited to low traffic generation or to a wider area transport assessment given other potential sites off Alkington Road (WHT041 and WHT046) and their combined impact (potentially 378 homes) on the narrow sections of Alkington Road and Kingsway and their respective junctions at Highgate and Rosemary Lane. Developable area likely to be reduced as site is crossed by an Environmental Network. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to its distance from services and amenities and the potential for displacement of a waste management operation.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	In isolation this site is divorced from the town, and highway and ecological concerns have also been raised. In time this site may be more appropriate as a further phase to the adjoining Tilstock Road site to the east, sharing an access, but this is unlikely to be realistic for at least 10 years.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT052
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
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:	1%
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)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
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?	The new highway access should include provision pedestrian crossing of Waymills, but not necessarily controlled.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss less than 2km and may be worth not allocating this site for residential - depends on results of current research and the LPR HRA) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA, reducing the numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (pond on site, others adjacent and within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles, and water vole (records on adjacent site). Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and pond within the site. Open space provision should retain semi-natural habitat and provide a green link to the line of the stream to the south, within the Environmental Network.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Protecting and enhancing the Environmental Network and providing additional semi-natural open space for dog walking to reduce visitor impacts on the Brown Moss SAC.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Large site which contains site of former field barn (HER PRN 29083), an may otherwise have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Curtilage hedgerows and mature trees with wooded area to the east</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road and potentially from commercial use to the south. Potential landfill impact from landfill to the south east.
<i>Public Protection Comments Management of Constraints:</i>	Noise could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Remediation available for con land aspect.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	Yes - for Employment
Recommendation	Retain as Employment
Reasoning	The site is currently allocated for employment in the SAMDev Plan. Whilst the site is yet to be developed the further allocation of land to the west for housing will further support the need to cross-subsidise the delivery of services for the site. Retain for employment to meet needs to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT053
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-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>	B5395 Prees Road not A525 or A41 bypass.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Existing speed limit on Prees Road to be reviewed and reduced as necessary with appropriate traffic calming / gateway treatment.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss less than 1km and may be worth not allocating this site for residential) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA, reducing the numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds on site and within 500m, latter with GCN records), Badgers, Bats, nesting birds, reptiles and water vole. Adjacent to the Env. Network which follows tree planted road verges. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management - may be better simply not to allocate this site for residential), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and pond within the site. Open space provision should retain semi-natural habitat and provide green links to the road verges, within the Environmental Network.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>This site could only provide opportunities if a large area of semi-natural green space is created for dog-walkers, greatly reducing the numbers of dwellings possible.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>Large site located adjacent to Roman road (HER PRN 00066), so has some archaeological potential</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Scattered mature trees</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for sustainable planting of large trees in POS to integrate this site into the landscape.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>May already have 20% canopy cover which should be retained</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road and rail.
<i>Public Protection Comments Management of Constraints:</i>	Noise could be mitigated through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Mitigation required likely to be significant.
<i>Public Protection Comments Opportunities:</i>	May benefit from mixed use to allow commercial buildings to screen the centre of the site from road and rail noise.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Site's proximity to internationally designated wildlife site means it is unlikely that development would be acceptable. In any event a HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	Yes - for Employment
Recommendation	Retain as Employment
Reasoning	The site is currently allocated for employment in the SAMDev Plan. Still considered appropriate and deliverable Retain for employment to meet needs to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT054
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:	Yes
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assuming 53 Belton Road is demolished.
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 development is limited to very low levels of traffic generation due to narrow substandard nature of Belton Road at several locations.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site lies within 'zone of influence' for Brown Moss) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (possibly others). More than the minimum 30m of open space per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA, reducing the numbers of dwellings possible.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>EclA required. Surveys for GCN (ponds within 500m), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Whitchurch is in the catchment of the River Dee SAC.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>See LPR HRA for mitigation methods for recreational issues (e.g. larger open space or contributions to visitor management - may be better simply not to allocate this site for residential), NOx and water management. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed. Protected and priority species and habitat mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space provision should retain semi-natural habitat preferably to southern and eastern boundary to link to Env Network.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Provision of accessible semi-natural greenspace which can be used by residents of existing housing.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>N/A</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Hedgerows and curtilage trees only</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential landfill gas migration from landfill within 250m to the southeast.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	Vehicular access is subject to development being limited to very low levels of traffic generation due to narrow substandard nature of Belton Road at several locations. HRA will be needed for in-combination impacts from increased residential use and for NOx pollution from increased road traffic. The poor Sustainability Appraisal is due to: its distance from services and amenities; its location on the best and most versatile agricultural land and its location in a source protection zone for groundwater.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Don't allocate
Reasoning	This site is small is scale and provides for backland development to the rear of Wrexham Road. Access id dependent upon the demolition of a property and therefore delivery is uncertain. More sustainable options elsewhere to meet needs to 2036.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	WHT056
<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>	4%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	28%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	175%
<i>Percentage of the site within 20m of an historic flood event:</i>	26%
<i>Percentage of the site within 20m of a detailed river network:</i>	7%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If access can be secured via adjacent sites.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming access via neighbouring sites.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If it can be demonstrated that a highway link via adjacent site can be secured to Tarporley Road and/or any necessary improvements at the Claypit Street / B4395 junction are funded by the development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>Development not considered acceptable on this site.</p> <p>HRA will be required for recreational impacts in-combination on Brown Moss SAC (site within the visitor catchment) and Fenns etc. Mosses. HRA will also be required for NOx pollution from increased road traffic on Clarepool Moss and Hanmer Mere (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.</p> <p>Whitchurch is in the catchment of the River Dee SAC. Moss SAC. Provision of a suitable water supply and foul-water disposal which will not adversely effect the River Dee SAC must be demonstrated via HRA for this site to be developed.</p> <p>The mitigation land which will be required for water voles, ponds and protection of the Env. Network would take up the majority (if not all) of the site.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The site contains priority habitats and therefore lies in the Env. Network. A watercourse runs along the south-eastern boundary.</p> <p>Water voles and GCNs are present in the area.</p> <p>There are ponds adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible.</p> <p>Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), water voles, otters, white-clawed crayfish, bats, badgers, reptiles and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	<p>Possible expansion and restoration of the Environmental Network with public access but as a result of extremely reduced housing numbers.</p> <p>Habitat improvements and formalisation of Environmental Network towards town.</p>
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	<p>Site likely to have significant negative impact on the setting of Grade II* listed Old Rectory (NHLE ref. 1056008), and associated Grade II listed building (NHLE refs. 1366509 & 1177619). It also includes part of the non-designated moated site (HER PRN 00905) associated with the cluster of listed buildings. Large site which may have some archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (impact on settings of Old Rectory and associated heritage assets [LBs and non-designated assets; archaeological Desk Based Assessment & evaluation)</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	<p>There are mature trees on the south and east boundary of the site some subject to a TPO also a pond with associated trees to the west</p>
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Most of the site is green fields with hedgerows</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Net gain for biodiversity - retain existing features and join green corridors</p>

<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	There is a factory type development to the south with plant equipment and loading bays and vehicular movements so there may be noise considerations to the southern boundary.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	The site contains priority habitats and therefore lies in the Env. Network. Site likely to have significant negative impact on the setting of Grade II* listed Old Rectory (NHLE ref. 1056008), and associated Grade II listed building (NHLE refs. 1366509 & 1177619). It also includes part of the non-designated moated site (HER PRN 00905) associated with the cluster of listed buildings. Large site which may have some archaeological potential.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	don't allocate
Reasoning	Site is not considered appropriate for allocation. The site sits within a green wedge, and has a medium/high landscape sensitivity. The site contains priority habitats and therefore lies in the Env. Network. Site likely to have significant negative impact on the setting of Grade II* listed Old Rectory (NHLE ref. 1056008), and associated Grade II listed building (NHLE refs. 1366509 & 1177619). It also includes part of the non-designated moated site (HER PRN 00905) associated with the cluster of listed buildings. Large site which may have some archaeological potential.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Community Hub: Prees

Site Assessment - Stage 3

Site Reference:	PPW002
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	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>	Lighteach Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development funds an appropriate estate road access for potentially 35 homes, a review and extension of the existing speed limit and widening of Lighteach Road and footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development could potentially deliver missing sections of footway on Lighteach Road within the built up area but not immediately south of the site where the road would also need to be widened given the scale of this development. The pedestrian route into the village is also lacking a section of footway along Station Road from Lighteach Road to Brades Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	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>	Hedges only to curtilage
<i>Tree Comments Management of Constraints:</i>	N/A
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential for some noise and odour to the north from the existing agricultural holding.
<i>Public Protection Comments Management of Constraints:</i>	Separation distance incorporated and layout/design/orientation of dwellings.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Greenfield site on west edge of Prees outside but adjoining development boundary, and runs adjacent to Lighteach Road on its north-east border. HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. May trigger Natural England's SSSI IRZ.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	The site is divorced from the main services of Prees and would constitute backland development. Access narrows immediately after the existing residential units and is not wide enough for more than one vehicle. There are therefore other more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW007
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Moreton Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. The access to this site is via a narrow existing field access between Pastorage and Halewood. The access would only be appropriate for a single dwelling and it is unlikely that adequate visibility can be achieved onto Moreton Street.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Moreton Street has no footways and the development would not be able to deliver any improvements to support sustainable access into the village.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. Hedgerows and trees should be retained and buffered. A PROW crosses the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of the Roman road from Wroxeter to Whitchurch (and Chester) (HER PRN 00066).
<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>	Hedges and mature tree adjacent to access
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>Greenfield site outside but adjoining development boundary on NE edge of Prees Currently in agricultural use for fodder crops/rough grazing. A narrow single carriage access off Moreton Street lies with the development boundary.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses.</p> <p>Heritage Assessment required with application</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	The site is divorced from the main services of Prees, and the access is poor. There are therefore other more suitable sites for allocation.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW009
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Shrewsbury Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 9 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires ECLA and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on settings of Grade II listed building of The Dell (NHLE ref. 1236334) and Prees Conservation Area.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LB and CA).
<i>Heritage Comments Opportunities:</i>	Well designed develop could enhance the settings of these designated heritage assets over its existing use as a builders yard.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Existing mature hedges / screening to site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land a possibility due to past land use. Potential noise, odour, dust from existing commercial/industrial to the west and south.
<i>Public Protection Comments Opportunities:</i>	Con land remediation likely to be available. Potential to mitigate noise, dust and odour through separation distances to the road, orientation and room layout as well as glazing and boundary treatment although mitigation required may be significant.

Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	Former builders yard outside but inset into development boundary on edge of village centre. Brownfield site currently used for some parking and storage. HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. Heritage Assessment required with application Contaminated land a possibility due to past land use. Potential noise, odour, dust from existing commercial/industrial to the west and south.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is likely contaminated due to previous and surrounding use. There are therefore other more suitable sites for allocation
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW017
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Lighteach Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development funds an appropriate estate road access for potentially 140 homes, a review and extension of the existing speed limit and widening of Lighteach Road and footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development could potentially deliver missing sections of footway on Lighteach Road within the built up area but not immediately south of the site where the road would also need to be widened given the scale of this development. The pedestrian route into the village is also lacking a section of footway along Station Road from Lighteach Road to Brades Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered. A PROW crosses the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential. Site detached from existing built edge of settlement.
<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>	Hedges and one or two scattered trees only on large field site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Existing agricultural holding to the west creating noise, odour and dusts.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances to the agricultural buildings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>Large greenfield site outside and away from development boundary to NW of Prees. Currently in agricultural use for arable/fodder crops.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Heritage Assessment required with application</p> <p>Existing agricultural holding to the west creating noise, odour and dusts</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site is divorced from the centre of the village and is therefore some distance from the services. There are therefore other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW018
<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>	15%
<i>Percentage of site in Flood Zone 2:</i>	35%
<i>Percentage of site in Flood Zone 1:</i>	65%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-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>	Brades Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 71 homes and a review and extension of the existing 30mph speed limit and any necessary traffic calming and widening of Brades Road and provision of a footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will fund missing sections of footway along Brades Road to the north of the site.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments</i> <i>Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ. Retention and buffering of the Env. Network and watercourse reduces the developable area available.
<i>Ecology Comments</i> <i>Other Constraints:</i>	Much of the site lies within an Env. Network corridor due to the presence of a watercourse and riparian habitat. This should be retained and buffered, reducing the developable area available. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site, and position on either side of a watercourse, suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	Copse of central mature trees and mature trees to western curtilages
<i>Tree Comments</i> <i>Other Constraints:</i>	Eastern site is open field
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments</i> <i>Opportunities:</i>	Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Contaminated land on and off site potential to have impact on the site (landfill noted). Existing commercial to the south and east creating noise, odour, dusts.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land remediation likely to be available. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Although as a whole the site is considered a poor site if the western part adjacent to the road were developed for housing these would be much more acceptable. I feel it is important to leave space between residential and commercial in this area as developing residential close by may restrict future growth or use of the existing commercial area.

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The south-western part of the site is in agricultural use (grazing), the north-eastern comprises scuba and mature trees.</p> <p>Significant parts of the site (35% and 15%) lies within flood zone 2 and 3</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>May trigger Natural England's SSSI IRZ</p> <p>Much of the site lies within an Env. Network corridor due to the presence of a watercourse and riparian habitat.</p> <p>Heritage Assessment required with application</p> <p>Contaminated land on and off site potential to have impact on the site (landfill noted). Existing commercial to the south and east creating noise, odour, dusts</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site is likely contaminated due to previous and surrounding use. There are therefore other more suitable sites for allocation
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW019
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Shrewsbury Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 88 homes and a review and extension of the existing speed limit and any necessary traffic calming. Ideally a planned shared access with PPW024.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary is adjacent to an Env. Network corridor. There is a pond on the site - if this contains GCNs, a min. 50m will be required around the pond, reducing the developable area available. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and the pond should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on settings of Grade II listed building of The Dell (NHLE ref. 1236334). No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedges and copse of mature trees on NW curtilage
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west and east. Commercial to the west possible creating noise, odour and dust. Possible land contamination.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>Site is in agricultural use (grazing) and is sandwiched between Shrewsbury Street which forms its western boundary and the A49 which forms its eastern boundary. The site's N boundary runs adjacent to the development boundary</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>The eastern boundary is adjacent to an Env. Network corridor.</p> <p>Heritage Assessment required with application</p> <p>Road noise to the west and east. Commercial to the west possible creating noise, odour and dust. Possible land contamination.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site has potential to be contaminated due to previous and surrounding use. Assuming this can be mitigated there is some potential for this to be a suitable area for growth, but it is considered there are more sustainable options to deliver appropriate levels of growth in the village to 2036.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW020
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	5%
<i>Percentage of site in Flood Zone 1:</i>	95%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Whitchurch Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 45 homes and a review of the existing speed limit and any necessary traffic calming. Ideally a planned shared access with PPW025.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	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>	Hedges and one or two scattered trees only on large field site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	Access off Whitchurch Road, however access onto the site lies in flood zone 2/3. Site is also somewhat isolated from the existing built form of the settlement.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	Site access required route through flood zones 2/3 and it is isolated from the existing built form of the settlement. There are therefore more appropriate sites promoted.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW021a
<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>	23%
<i>Percentage of site in Flood Zone 2:</i>	25%
<i>Percentage of site in Flood Zone 1:</i>	75%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	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>	Station Road / Mill Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 198 homes - ideally a roundabout junction at Station Road / Mill Street / Brades Road and a footway along the site frontage and pedestrian crossing facility to the south side of Mill Street..
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<p><i>Ecology Comments</i> <i>Significant Constraints:</i></p>	<p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ. Retention of the Env. Network corridor reduces the developable area available.</p>
<p><i>Ecology Comments</i> <i>Other Constraints:</i></p>	<p>The eastern part of the site lies within an Env. Network corridor due to the presence of a watercourse. This should be retained and appropriately buffered, reducing the developable area available. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<p><i>Ecology Comments</i> <i>Management of Constraints:</i></p>	<p>Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.</p>
<p><i>Ecology Comments</i> <i>Opportunities:</i></p>	
<p><i>Heritage Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Heritage Comments</i> <i>Other Constraints:</i></p>	<p>E side and S end of site include the site of a former mill pond and mill race (HER PRN 15656) for Prees Mill. Large size of site suggests it may otherwise have archaeological potential.</p>
<p><i>Heritage Comments</i> <i>Management of Constraints:</i></p>	<p>Heritage Assessment required with application (archaeological DBA + field evaluation).</p>
<p><i>Heritage Comments</i> <i>Opportunities:</i></p>	
<p><i>Tree Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Tree Comments</i> <i>Other Constraints:</i></p>	<p>Large field site with curtilage hedges stream to west would need buffer zone</p>
<p><i>Tree Comments</i> <i>Management of Constraints:</i></p>	<p>Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.</p>
<p><i>Tree Comments</i> <i>Opportunities:</i></p>	<p>Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape</p>
<p><i>Public Protection Comments</i> <i>Significant Constraints:</i></p>	
<p><i>Public Protection Comments</i> <i>Other Constraints:</i></p>	<p>Possible contaminated land.</p>
<p><i>Public Protection Comments</i> <i>Management of Constraints:</i></p>	<p>Remediation likely to be available.</p>
<p><i>Public Protection Comments</i> <i>Opportunities:</i></p>	

Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>The site consist of a large agricultural field located to the north of Prees. The sites northern, eastern and southern boundaries are defined by agricultural field boundaries.</p> <p>Much of the site (25% and 23%) is in flood zone 2 and 3</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>The eastern part of the site lies within an Env. Network corridor due to the presence of a watercourse.</p> <p>Heritage Assessment required with application</p> <p>Possible contaminated land.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site access is severely constrained by the flood zone. Development would result in backland development. The only other access is an unsuitable single carriageway to the NW. There are therefore other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW021b
<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-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>	Lighteach Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development funds an appropriate estate road access for potentially 198 homes, a review and extension of the existing speed limit and widening of Lighteach Road and footway along the site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The development could potentially deliver missing sections of footway on Lighteach Road within the built up area but not immediately south of the site where road widening would also be needed. These improvements would be necessary given the scale of the development. The pedestrian route into the village is also lacking a section of footway along Station Road from Lighteach Road to Brades Road.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Large field site with curtilage hedges stream to west would need buffer zone
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>The site consist of the elements of a large agricultural field located outside of flood risk zones 2 and/or 3, to the north of Prees.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>Heritage Assessment required with application</p> <p>Possible contaminated land.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site access is severely constrained by the flood zone. Development would result in backland development. The only other access is an unsuitable single carriageway to the NW. There are therefore other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW022
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Lacon Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 91 homes and a footway along the site frontage
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes the development will fund a footway on the north side of Lacon Street into the village to link to the existing network.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impacts on settings of Grade II* St Chad's Church (NHLE ref. 1213100) Grade II listed buildings of Manor House (NHLE ref. 1056018), Wood Bank (NHLE ref. 1056021) and Barn c. 20m E of Wood Bank (NHLE ref. 1213543). Site adjacent to historic core of village and may therefore have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs and CA ; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedges and one or two scattered trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>Site comprises a square field in agricultural use to the north of Lacon Street. The sites southern boundary is defined by Lacon street. Its western boundary is defined by residential curtilages and is also the development boundary.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>May trigger Natural England's SSSI IRZ.</p> <p>Heritage Assessment required with application</p> <p>Road to the south creating noise</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	There are other more suitable sites for allocation
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW024
<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-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>	Shrewsbury Street
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 28 homes and a review and extension of the existing speed limit and any necessary traffic calming. Ideally a planned shared access with PPW019.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary is adjacent to an Env. Network corridor. PROWs cross the site. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedges and one mature tree
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east and west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>The site is in agricultural use and is sandwiched between the A49 and Shrewsbury Street, south of Prees and is far from the development boundary.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses</p> <p>May trigger Natural England's SSSI IRZ</p> <p>The eastern boundary is adjacent to an Env. Network corridor</p> <p>Road noise to E and W</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as countryside
Reasoning	<p>Site is divorced from the existing built form of the village, and is therefore too far from the services. There are other more suitable sites for allocation</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	PPW025
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	3%
<i>Percentage of site in Flood Zone 2:</i>	7%
<i>Percentage of site in Flood Zone 1:</i>	93%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Whitchurch Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund a suitable estate road access to serve potentially 52 homes and a review of the existing speed limit and any necessary traffic calming. Ideally a planned shared access with PPW020.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds. Hedgerows and trees should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impacts on settings of Grade II listed 14-16 Whitchurch Road (NHLE ref. 1236426), Tudor House (NHLE ref. 1236340) and Barn c. 20m N of Tudor House (NHLE ref. 1264627), and 9 Whitchurch Road (NHLE ref. 1222022). Site immediately adjacent to boundary of, and within setting, of Prees Conservation Area. No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs and CA ; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedges and one or two scattered trees only on large field site adjacent to wooded area to the SW
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	

Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>Site is a mostly rectangular field in agricultural use off Whitchurch Road, north of Prees.</p> <p>HRA will be required for recreational impacts in-combination on Fenns, Whixall, Bettisfield, Cadney and Wem Mosses. May trigger Natural England's SSSI IRZ. Heritage Assessment required with application</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate
Reasoning	<p>The site has few constraints and is suitably located close to the heart of the village. The recently developed medical practice to the north provides further containment. Development can take place whilst mitigating any flood risk to the east. The site can also provide a reasonable proportion of the guideline of dwellings for Prees.</p>
If proposed for Allocation, Potential Capacity:	35 dwellings
If proposed for Allocation Design Requirements:	<p>The site will be served from a vehicular access from Whitchurch Road.</p> <p>The site is to include a mix of dwelling types to reflect local housing needs, including bungalows. Open space and play facilities will be provided on site.</p> <p>The site is outside the local flood risk area.</p> <p>Development will be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>