



CONSULTATION RESPONSE TO

*Shropshire Council's
Site Allocations & Management of Development DPD (SAMDEV)
Pre-Submission Draft (Final)*

on behalf of

R G Stones (Timber) Ltd

April 2014

INTRODUCTION

This statement has been prepared and submitted on behalf of **R G Stones (Timber) Ltd** as a response to the key questions posed by the recent consultation publication by Shropshire Council of their Pre-Submission Draft (Final) Site Allocations & Management of Development DPD (SAMDEV) paper in March 2014.

This representation is an **OBJECTION** to the Plan.

We are of the opinion that the SAMDEV is **NOT SOUND** for the following reasons:

- It has not been positively prepared : the target growth for housing within Weston Rhyn/Rhosweil does not meet any objectively assessed development and infrastructure requirements and is inconsistent with achieving sustainable development
- It is not justified : the planned growth for Weston Rhyn / Rhosweil does not comprise the most appropriate strategy, when considered against the reasonable alternatives and it has not been based upon proportionate evidence base;
- It is not effective : in that the plan will not deliver the growth or sites identified
- It is not consistent with National Policy : in that it will not enable the delivery of sustainable development in accordance with NPPF

The changes that could be made to overcome and address these concerns of unsoundness would be for:

- Section S14.2 (page 169 onwards) and table S14.2(xi) on page 174 of the plan need to be amended, as does the Proposal Map Inset Map 15 (see **Appendix 1**)
- The WRN016 proposed allocation be extended to include the site and that the units be increased from 20 to 45
- The WRN010 proposed allocation of 25 units be deleted
- That Weston Rhyn/Rhosweil be identified in its own as a Community Hub rather than a Community Cluster with Wern and Chirk Bank
- Due consideration of the evidence base (The Council's and that presented by this objector) must be followed and material weight given

If these recommendations were implemented then we would be prepared to withdraw our objection of unsoundness.

THE OBJECTORS CASE

We would like to draw attention to the following salient points;

1. The evidence base (landscape sensitivity study) points to the fact that the WRN010 site should not be pursued as a development parcel given the impact it would have upon the context of the settlements' character (see **Appendix 2**)
2. There is no rationale behind why such a low number has been identified for the Weston Rhyn/Rhosweil settlement
3. There is no reasoning behind why the whole of the WRN016 site is not identified given its brownfield status and fact that it is a seamless unified site
4. There are infrastructure expectations of the community that will struggle to be delivered with simply making such a small allocation
5. A design capacity exercise has been undertaken (enthused by highway, ecological, topographical, tree, drainage and contamination assessments and surveys and which has also been subject of community engagement and cost plan valuation advice in respect of viability) which suggests that the site in total has a development capacity of some 42 dwellings (see **Appendix 3**)

These will form the basis of the case which we will be seeking to express and present at the Examination.

ADMINISTRATION

We can confirm that we wish to give evidence about this representation at the Examination.

The reason for an appearance at the Examination is because there is a need to explain and demonstrate to the Inspector the complexity of the case in relation to its deliverability and fact the plan is unsound.

We can also confirm that we wish to be notified of all future plan stages; for instance when the SAMDEV has been submitted for Examination, when the Inspectors' Report has been published and when the plan is adopted.

APPENDIX 1

(SAMDEV text and map extract)

Site Allocations and Management of Development (SAMDev) Plan

**Pre-Submission Draft
(Final Plan)**

Shropshire Council 17/3/2014

Schedule S14.1c: Committed Urban Employment Sites		
Settlement	Employment Sites	Provision (hectares)
Oswestry	Land adjoining Maesbury Road / A483 Weston Lane	2.1
	Land at Rod Meadows	1.7
	Mile End Business Park off Maes Y Clawdd	1.6
	Kensington Gardens, Maesbury Road	0.9
	Unit 1, Mile Oak Industrial Estate	0.2
	Site adjoining Factory No.2 Maesbury Road	0.2
	Land south of Aspect House, Maes Y Clawdd	0.1

- 5.136 In relation to the town centre, and further to Policy CS15 and Policy MD10, Policy S14.1 also includes the designation of the Primary Shopping Area and the Primary and Secondary Frontages, which are identified on the Policies Map.
- 5.137 Overall, the scale of development, including both housing and employment land, being planned for over the period 2006-2026 is significantly higher than that in recent years and will help to deliver additional investment in critical infrastructure investment priorities including waste water treatment; electrical power infrastructure; transport infrastructure and highway junction improvements, which will be needed over the Plan period to address both existing issues and any additional impact from new development. Detailed infrastructure investment priorities are identified in the Place Plan and LDF Implementation Plan, in accordance with Policy CS8 and CS9;
- 5.138 New development will also be expected to recognise the importance of safeguarding landscape character and the setting of the Hill Fort, together with the town's Environmental Network and green spaces and the line of the former Cambrian railway.

S14.2 Hub and Cluster Settlements

Community Hubs and Clusters in the Oswestry area are identified in the schedules below, together with the agreed housing requirement and key elements of each Hub or Cluster's development strategy. In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should

S14.2 Hub and Cluster Settlements

have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in the schedule.

Community Hubs:

S14.2(i): Gobowen

Gobowen is a community hub which will provide for future housing growth of about 200 dwellings over the period to 2026. This will be delivered through the development two specific sites which comprise natural extensions to the built area of Gobowen with easy access to central facilities and services, together with development by infilling, groups of houses and conversions on suitable sites within the development boundary identified on the Policies Map. Infill development near the railway station should respect the potential for car parking improvements and heritage railway and sustainable transport proposals. Key development constraints for Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land at Southlands Avenue (GOB008)	Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys;	20
Land between A5 and Shrewsbury railway line (GOB012)	Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design;	90

S14.2(ii): Knockin

Knockin is a Community Hub which will provide for future housing growth of about 20 dwellings to help sustain the village community over the period to 2026. New housing will be delivered through the allocation of a single site for about 15 dwellings as a modest scale natural extension to the existing built area, with easy access to village centre services. In addition to the site allocation, there are limited opportunities for sustainable development by infilling and conversions on suitable

S14.2(ii): Knockin

sites within the development boundary, which will be amended to include a small area of land to the south of the village centre. More small houses are sought in Knockin to attract younger people into the community and the type and affordability of housing will therefore be important considerations when making planning decisions. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of Lower House (KK001):	Development subject to design measures to address potential impacts on the setting of the Conservation Area, drainage issues and the outcome of appropriate archaeological and biodiversity assessment and evaluation.	15

S14.2(iii): Llanymynech & Pant

Llanymynech & Pant together act as a Community Hub which will provide for future housing growth of about 100 dwellings over the period to 2026. New housing will be delivered through two site allocations in Llanymynech for up to 67 dwellings. These sites will help deliver sustainable development in a location close to village centre services, whilst making the best use of available brownfield land and helping to integrate the Heritage Way estate into the village. In addition to the allocated sites, there are a range of opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundaries of the two villages. Key development constraints for Llanymynech and Pant include potential impacts on the Montgomery Canal Special Area of Conservation (SAC), protected species and the historic environment. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land north of playing fields (LLAN009):	<p>Development subject to:</p> <p>The provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity</p>	35

Allocated sites	Development Guidelines	Provision
	of the Montgomery Canal SAC.	
Former Railway Land, Station Road (LLAN001):	<p>Development subject to:</p> <p>The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway;</p> <p>The completion of a Habitats Regulations Assessment (HRA) to demonstrate that development will not adversely affect the integrity of the Montgomery Canal SAC.</p>	32

S14.2(iv): Ruyton XI Towns

Ruyton XI Towns is a Community Hub which already has unimplemented planning approvals for about 100 dwellings. In addition to this growth, the village will provide for sustainable development of around 15 dwellings by infilling, small groups of houses and conversions on suitable sites within the development boundary to help deliver further infrastructure improvements. Critical infrastructure investment priorities include waste water treatment infrastructure.

S14.2(v): St Martins

St Martin's is a Community Hub which will provide for future housing growth of about 200 homes to support existing facilities and services and to help deliver additional community recreation provision. As there is already planning approval for 110 dwellings in the village, this level of growth will allow for around a further 90 new dwellings. In addition to the preferred site allocation for 80 dwellings, there are opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure. Other key infrastructure investment priorities include a long standing issue with the sewage system capacity and a recognised under provision of space for sport and recreation.

Allocated sites	Development Guidelines	Provision
Land at Rhos y Llan Farm (STM029):	Allocated as a mixed use site, comprising housing and employment uses; land for community recreation and sports pitches; and an off road footpath and cycle track	80

Allocated sites	Development Guidelines	Provision
	and an enhanced vehicle drop-off / parking area associated with the new primary school site;	

S14.2(vi): Whittington

Whittington is a Community Hub which will provide for future housing growth of around 100 dwellings to take place during the period to 2026 to support existing facilities and services. The allocated sites will provide for about 80 new dwellings. In addition to the allocated sites, there are a range of opportunities for further sustainable development by infilling, small groups of houses and conversions on suitable sites of windfall sites within the development boundary. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.	80

Community Clusters:

S14.2(vii): Kinnerley, Maesbrook, Dovaston and Knockin Heath

The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through specific site allocations in Kinnerley and Maesbrook which will together deliver 33 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites windfall sites within the existing Development Boundaries of the cluster settlements. In Dovaston and Knockin Heath, development will be limited to individual, scale small infill plots within the existing Development Boundaries. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish. Critical infrastructure investment priorities include waste water treatment infrastructure.

Allocated sites	Development Guidelines	Provision
Land adjacent Kinnerley Primary School (KYN001)	Development subject to the completion of assessments regarding flood risk; drainage design; archaeological assessment and biodiversity impacts;	12
Land west of School Road (KYN002)	Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help address existing parking issues at the school;	12
Land at Greenfields Farm (MBK001)	Development subject appropriate drainage design;	4
Land adj. to The Smithy (MBK009)	Development will be supported along the main road frontage, subject appropriate drainage design;	5

S14.2(viii): Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn

The settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn will act as a Community Cluster to provide for future housing growth of around 15 dwellings during the period to 2026 to help meet a need for affordable housing to allow young people to stay in the area. No specific site allocations are proposed, but sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites within the established Development Boundaries of Llanyblodwel and Porthywaen, together with exceptions sites within or adjacent to cluster settlements. Critical infrastructure investment priorities include waste water treatment infrastructure.

S14.2(ix): Park Hall, Hindford, Babbinswood and Lower Frankton

The settlements of Park Hall, Hindford, Babbinswood and Lower Frankton are a Community Cluster which will provide for future housing growth of around 50 dwellings during the period to 2026. New housing will be delivered through a specific site allocation at Park Hall for 20 dwellings. No specific site allocations are proposed in Hindford, Babbinswood and Lower Frankton where only limited infill and conversions will be appropriate within the development boundary. Improvements to rural transport links will be sought for these villages.

Allocated sites	Development Guidelines	Provision
Land at Artillery/Larkhill/Park Crescent (PARK001)	Development subject to satisfactory access, layout and design.	20

S14.2(x): Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas

The settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas are a Community Cluster which will provide additional affordable housing for young families or small live/work developments. Reflecting the level of recent commitments, including a recent consent for 13 dwellings in Upper Hengoed, the sustainability of the cluster will be further improved by about 5 further homes in Selattyn as infill development within the development boundary. Further housing development in Lower Hengoed, Middle Hengoed, Upper Hengoed, or Pant Glas will not be supported during the period to 2026. Critical infrastructure investment priorities include waste water treatment infrastructure.

S14.2(xi): Weston Rhyn, Rhoswiol, Wern and Chirk Bank

The settlements of Weston Rhyn, Rhoswiol, Wern and Chirk Bank are a Community Cluster which will provide for future housing growth of about 78 dwellings during the period 2010 – 2026.

A recent consent for 7 dwellings in Chirk Bank means that no further development is proposed in this part of the cluster. New housing will be delivered through specific site allocations in Weston Rhyn and Rhoswiol which will together deliver 45 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites, with housing guidelines of about 10 dwellings as infill within the development boundary for Weston Rhyn, about 5 dwellings within the development boundary for Rhoswiol and about 10 dwellings in The Wern.

There is no existing development boundary for The Wern and in order maintain the established pattern of development in the village, new housing should comprise individual or very small groups of infill housing which is located immediately adjacent to existing development, has a frontage onto Station road, and is to the south-west of the junction to Upper Hengoed and to the north-east of the access to Wern Farm.

Allocated sites	Development Guidelines	Provision
Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010):	Development subject to appropriate drainage design; archaeological assessment and biodiversity surveys;	25

Allocated sites	Development Guidelines	Provision
Land at the Sawmills, Rhoswel (WRN016):	Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.	20

Explanation

5.139 Community Hubs and Community Cluster Settlements are identified in Policy MD1 (Schedule MD1.1). The schedules above set out further information in relation to hubs and clusters in the Oswestry area, including guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community-led plans/guidance, but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils, but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders;

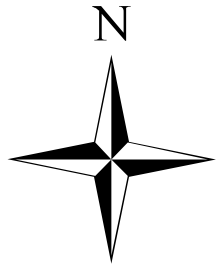
5.140 Further to Policy MD8, all development will need to take account of known infrastructure constraints and requirements, as identified within the Place Plan and LDF Implementation Plan. In the case of waste water infrastructure capacity, whilst the allocated sites may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9;

S14.3: Area-wide Policies and Other Allocations

S14.3(i): Area-wide Policies

1. In the wider Oswestry area, developments that contribute to the area's economy are encouraged on employment sites in the rural area to complement the committed rural employment sites in Schedule S14.1d below. Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use. 16 hectares of employment development is expected to take place on small-scale windfall sites across

SHROPSHIRE COUNCIL POLICY MAP
S14:Oswestry Area
S14-INSETS 14, 15, 16, 17.



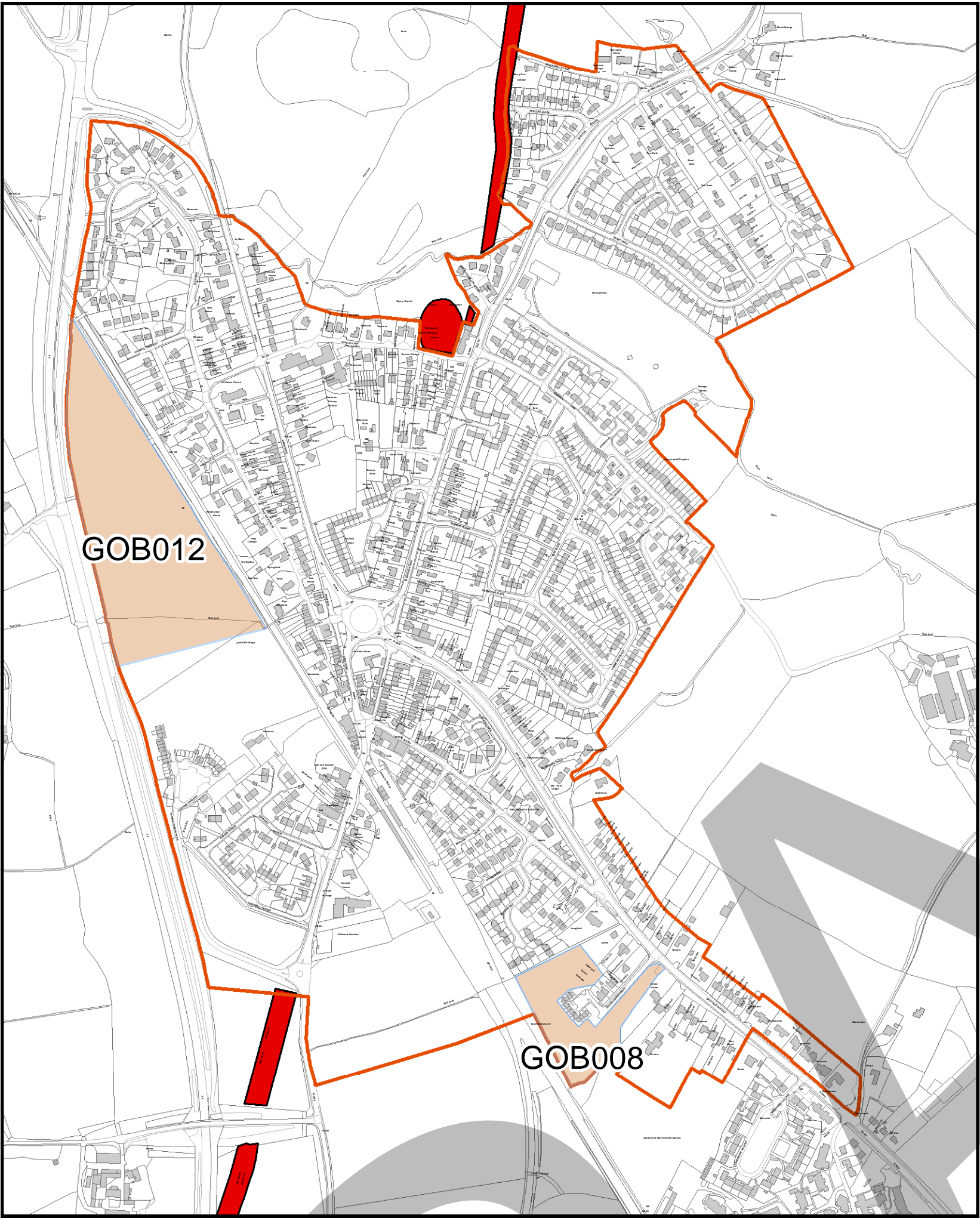
Key

- Housing
- Development Boundary
- Scheduled Ancient Monument
- SSSI
- Conservation Area
- Community Recreation Area

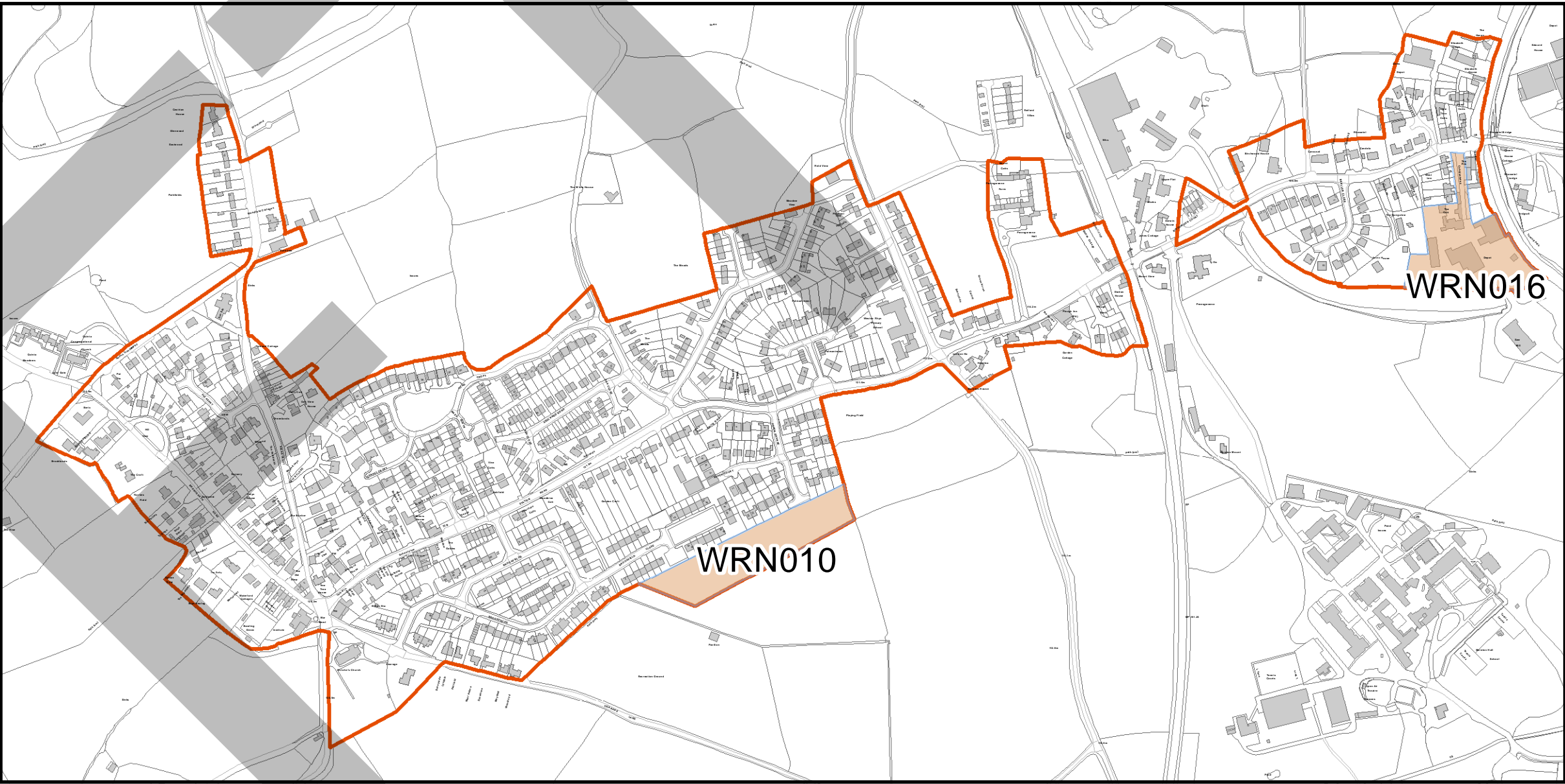
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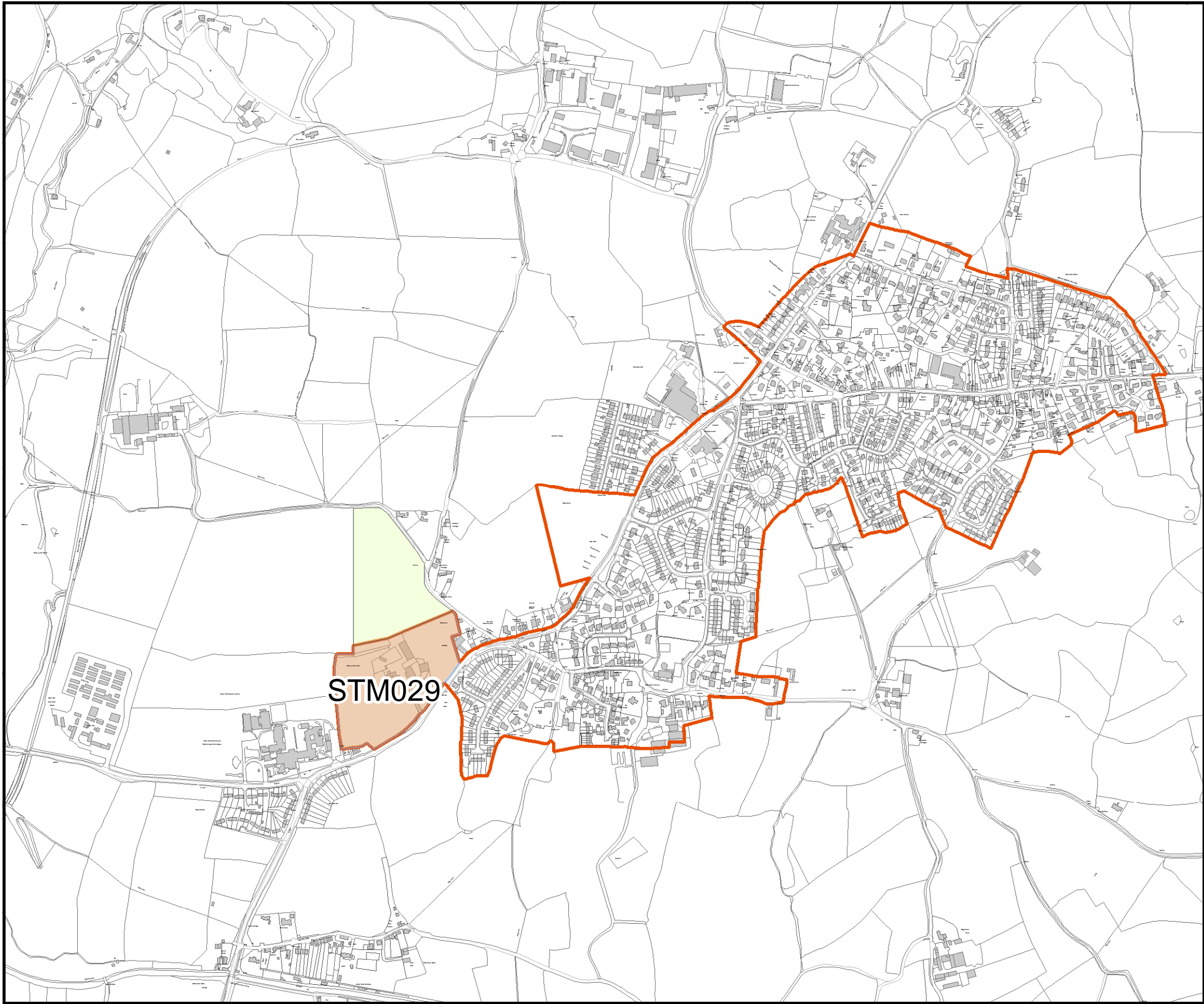
S14 Inset 14 Gobowen



S14 Inset 15 Weston Rhyn & Rhoswiel



S14 Inset 17 St Martins

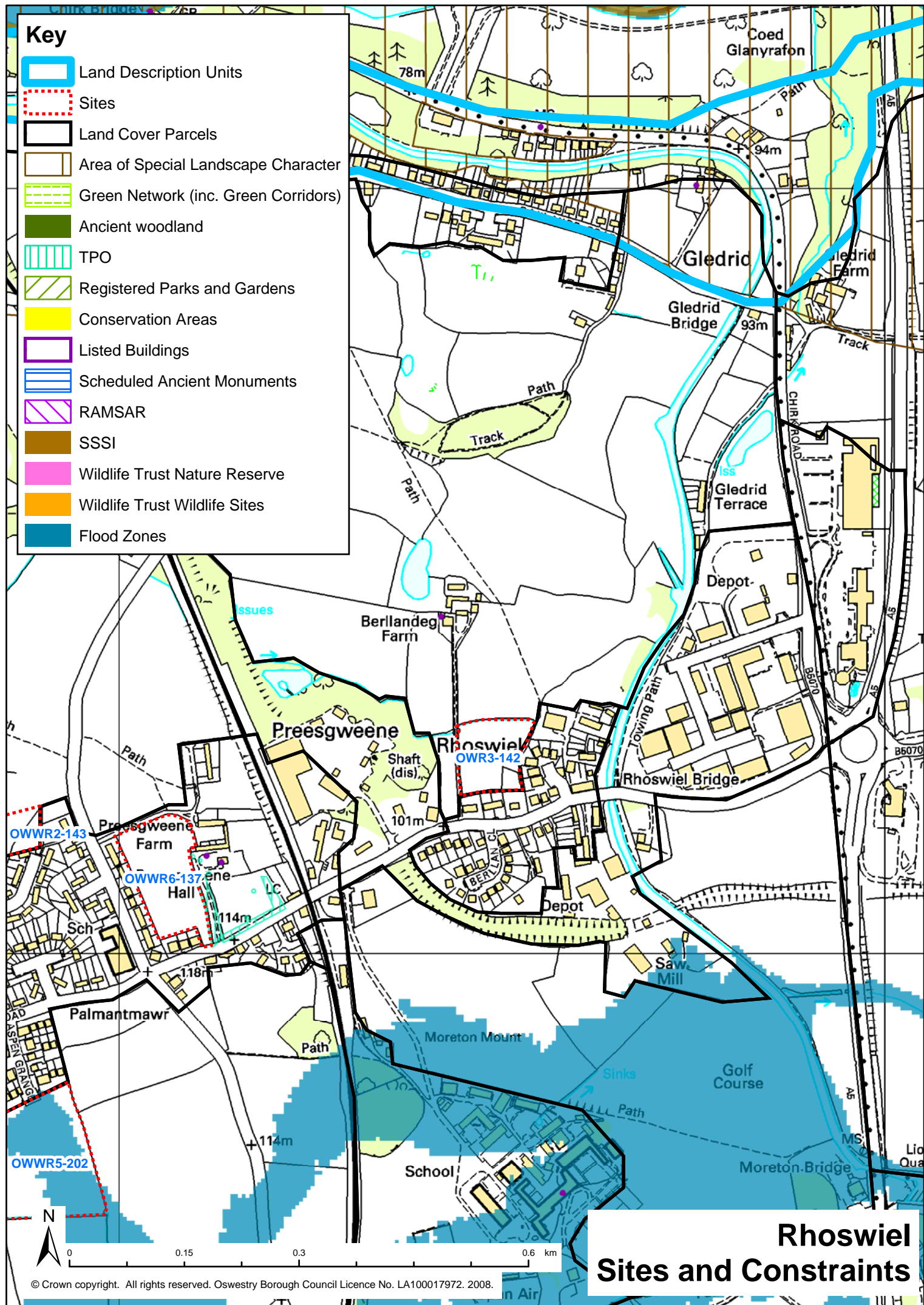


S14 Inset 16 Chirk Bank



APPENDIX 2

(landscape evidence)



Zone sensitivity and capacity

	Justification
Landscape sensitivity medium	This site consists of a single pasture field in Rhoswiol (Weston Rhyn) in a small area between the railway and the Llangollen Canal on the northern edge of this linear settlement. There is a pronounced knoll on the northern part of the site although generally the landform slopes gently down towards the canal, beyond housing. There is a single farmhouse along a track to the north and to the east and south of the site there is recent housing development.
Housing capacity high/medium	This site has high/medium capacity for housing development as it is well screened from all directions partly by settlement, with reasonable access. There are filtered views into the site from the PROW to the north, but there are no views to the canal. However, housing/building on the knoll should be avoided as this would be potentially prominent.
Employment capacity low	This site has low capacity for employment development due to the relatively small scale of the site, the proximity of recent housing development, limited access and the site's location on the northern edge of the settlement.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial lowlands		a pronounced knoll to the north and otherwise gently sloping
Ground Type Sandy brown soils		pasture
Land cover Pastoral farmlands		treed boundary to north
Settlement pattern Dispersed with small farms		medium
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input checked="" type="checkbox"/>

Designations	Comments
Landscape	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Biodiversity	-
Ramsar <input type="checkbox"/>	
Floodplain <input type="checkbox"/>	

SSSI ☐
WT Nature Reserve ☐
WT Wildlife Site ☐
Ancient Woods ☐
TPO ☐
Historic/Archaeology -
Conservation Area ☐
SMs ☐
Historic P and G ☐
Listed Buildings ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments -

Diversity uniform

Water

Presence of Water ☐ Comment ditchline along northern boundary

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments the site is well screened by woodland to east and west and by landform to the north

Noise sources

roads

Views of development many 270 Presence of people rare

Tranquillity

Summary medium

Comments the site is separated from the road by housing; development to the north consists of a single farmhouse

Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? - Corridor? ☐

Comments the site is part of the wider farmed landscape associated with Berllandeg Farm

Visual relationship of area...

...with settlement limited

...with wider landscape limited

...with adjacent assessed area? -

Setting? ☐

Comments the site is visible from the rear of some properties within the settlement but is separated from any wider view within the settlement by existing housing development. Within the wider landscape landform and vegetation limit views

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments development in two stages to east and south of the site

Receptors and sensitivity

Receptors

Sensitivity

rural residents

high

urban residents

high

Comments one rural receptor only; views across the valley of the Ceiriog to the north are screened by vegetation

















Potential for improvement of settlement edge and overall mitigation

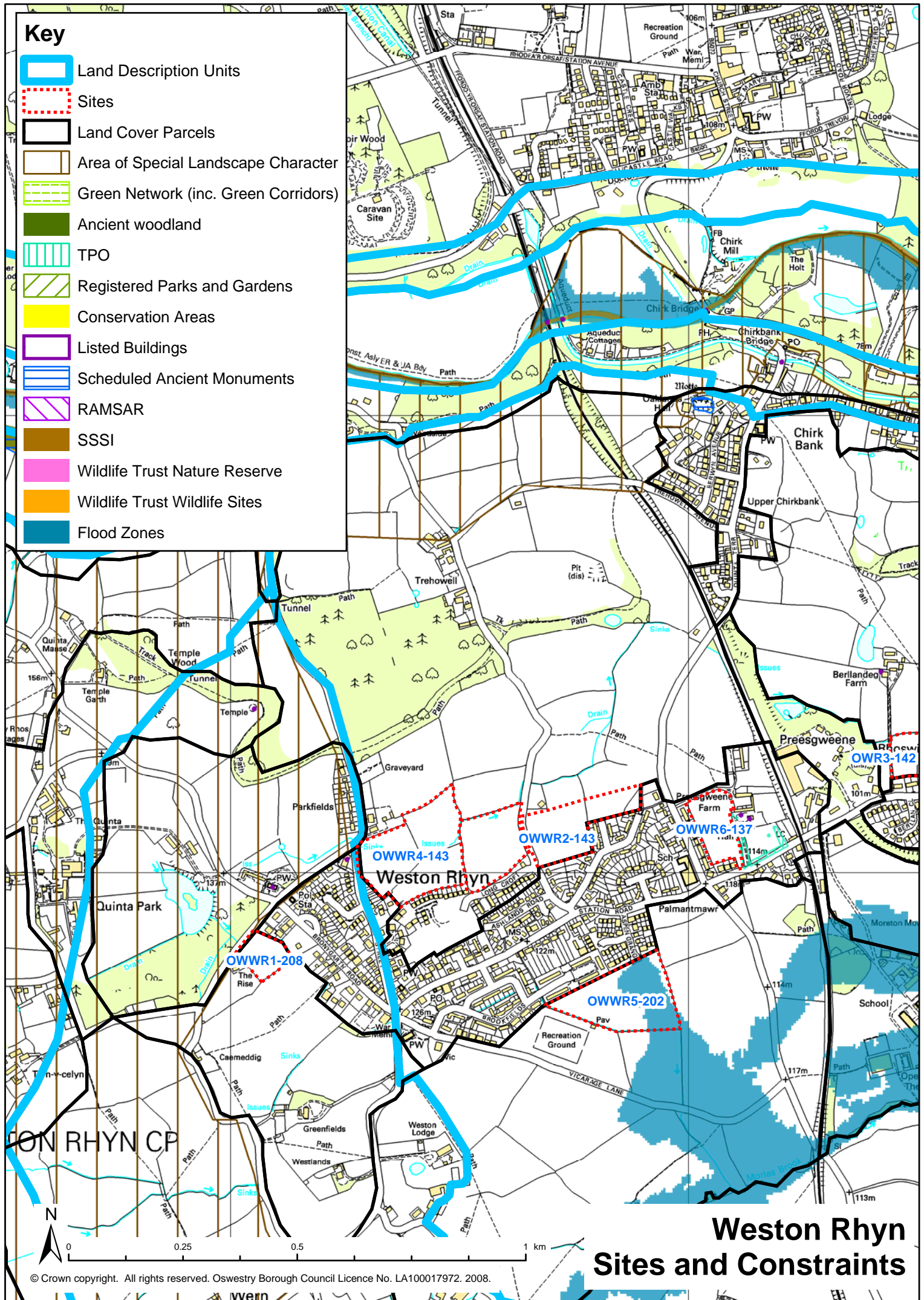
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Potential for local authority environmental improvements

-

Key

-  Land Description Units
-  Sites
-  Land Cover Parcels
-  Area of Special Landscape Character
-  Green Network (inc. Green Corridors)
-  Ancient woodland
-  TPO
-  Registered Parks and Gardens
-  Conservation Areas
-  Listed Buildings
-  Scheduled Ancient Monuments
-  RAMSAR
-  SSSI
-  Wildlife Trust Nature Reserve
-  Wildlife Trust Wildlife Sites
-  Flood Zones



Weston Rhyn Sites and Constraints

Zone sensitivity and capacity

	Justification
Landscape sensitivity medium	This site consists of a single rectangular pasture field on the eastern edge of Weston Rhyn. It is in pastoral cultivation, like the surrounding fields, and is separated from the woodland on the edge of Quinta Park by a minor local road. There is one house, The Rise, to the west of the site, outside the settlement, and two houses to the east, accessed from Bronygarth Road. The site slopes gently down to the south and there is a PROW within the next field to the south, from which there are views of the site above a hedge.
Housing capacity medium/low	This site has medium/low capacity for housing development as it is located outside the settlement envelope on its western edge in open countryside.
Employment capacity low	This site has low capacity for employment development due to its size and location on the settlement edge along a minor road and the proximity to housing and parkland designated ASLC.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial lowlands	sloping
Ground Type	Sandy brown soils	pasture
Land cover	Pastoral farmlands	none
Settlement pattern	Dispersed with small farms	medium
	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>
Designations	Comments	
Landscape	adjacent to ASLC	
ASLC	<input checked="" type="checkbox"/>	
Green Network	<input type="checkbox"/>	
Biodiversity	-	
Ramsar	<input type="checkbox"/>	
Floodplain	<input type="checkbox"/>	
SSSI	<input type="checkbox"/>	
WT Nature Reserve	<input type="checkbox"/>	
WT Wildlife Site	<input type="checkbox"/>	
Ancient Woods	<input type="checkbox"/>	

TPO ☐
Historic/Archaeology -
Conservation Area ☐
SMs ☐
Historic P and G ☐
Listed Buildings ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments single pastoral field with hedged boundaries

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments -

Noise sources

roads

Views of development many 270 Presence of people occasional

Tranquillity

Summary medium

Comments a quiet site with only occasional use of the road as a PROW link (PROW along next field boundary to south)

Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? - Corridor? ☐

Comments the site is part of the wider farmed landscape

Visual relationship of area...

...with settlement limited ...with wider landscape some

...with adjacent assessed area? - Setting? ☐

Comments the site is overlooked by few houses on the western edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments n/a

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge positive Form of edge moderately indented

Comments only three properties have direct views of the site; there are views to the edge of development further to the south east

Receptors and sensitivity

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

urban residents	high
-----------------	------

long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	medium
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Comments there is one rural receptor and two urban receptors; rural receptors to the south are screened by vegetation; the PROW is not on site, but within an adjoining field; the road is a minor lane

Potential for improvement of settlement edge and overall mitigation

-

Potential for local authority environmental improvements

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of three pasture fields on the northern edge of Weston Rhyn, divided by a minor road and adjacent to recent housing development at Maes Alwyn. The landform is gently sloping down to the north, with extensive views over low-lying damp pasture fields to a long enclosing tree belt, at the eastern end of which there are long views to Upper Chirkbank. The site is not visible from within the settlement, but from outside can be seen from two approach roads from the north and from a PROW in an adjacent field (for the area to the east of the dividing lane). The site is part of a pleasant area of pastoral farmland given structure by the tree belt to the north and contained by settlement to the south.

Housing capacity medium/low

This site has medium/low capacity for housing development by reason of its potential impact on the wider landscape to the north and as an extension of the settlement outside its existing envelope. There is no natural northern boundary to this site, development of which could set a precedent for eventual linkage with Chirk Bank. However, potential access from The Meads has been established and a property at the eastern end of the site has been demolished.

Employment capacity low

This site has low capacity for employment development due to its location on the northern edge of the settlement adjacent to housing development and its visibility within the wider landscape to the north and from Upper Chirkbank.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial lowlands		gently sloping down from southern edge
Ground Type Sandy brown soils		pasture
Land cover Pastoral farmlands		none; wide well-maintained hedges
Settlement pattern Dispersed with small farms		medium

	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/>
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input checked="" type="checkbox"/>

Designations	Comments
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Landscape -
ASLC ☐
Green Network ☐
Biodiversity -
Ramsar ☐
Floodplain ☐
SSSI ☐
WT Nature Reserve ☐
WT Wildlife Site ☐
Ancient Woods ☐
TPO ☐
Historic/Archaeology -
Conservation Area ☐
SMs ☐
Historic P and G ☐
Listed Buildings ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments some intervisibility with southern edge of Upper Chirkbank, at a distance

Noise sources

roads

Views of development many 270 Presence of people rare

Tranquillity

Summary medium/low

Comments from the southern edge of the site there are tranquil views over open countryside, with limited views through to Upper Chirkbank towards the eastern edge. From the northern edge of the site there are views of development along the southern boundary and across to the west; there is

little noise

Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Corridor? ☐

Comments both this and adjacent site OWWR4-143 are in pastoral cultivation as part of the wider farmed landscape

Visual relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? some Setting? ☐

Comments the site lies on the edge of the settlement, with views from the rear of properties within a recent development; it is clearly visible from the wider landscape to the north and PROWS, over wide, well-maintained hedges, and is split into two sections by a minor road

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☐

Comments both sites have the same function but are not necessarily mutually reliant given the extent of pasture in this area

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge moderately indented

Comments recent housing development (Maes Alwyn) out from the main road through the settlement (Station Road)

Receptors and sensitivity

Receptors	Sensitivity
-----------	-------------

rural residents	high
-----------------	------

urban residents	high
-----------------	------

long distance/public footpaths	high
--------------------------------	------

roads/rail/cycleways	medium
----------------------	--------

Comments there is only one rural receptor, a PROW lies outside the site; road views are from two minor roads

Potential for improvement of settlement edge and overall mitigation

-

Potential for local authority environmental improvements

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of three pasture fields in Weston Rhyn, towards the northern edge but with significant development to the west. To the south the site is bounded by a line of recent housing development with a raw edge, mitigated by the hedges and hedgerow trees on this site. To the west there is older housing development, with a distinctive towered former school at the road junction at the north western corner of the site. To the north there is some development, including a farm complex/light industrial unit with metal sheds, with views beyond to the tree belt which encloses almost the entirety of the northern edge of this settlement.

Housing capacity medium

There is medium capacity to develop some of this site without serious impact on the wider landscape. The western field is bound to the north by development and there is development along its western boundary, linking it clearly to the settlement. If a line were drawn from the eastern edge of this field due south to the boundary of the recent housing development, with development contained to the west of this line, there would be some impact on the settlement but comparatively little on the wider landscape. Such a decision would also preserve the hedgerow trees and hedge which are significant mitigators of the impact of recent housing along the southern edge of this site on the wider landscape. It would also ensure that there would be no closer views of housing development from the graveyard to the north.

Employment capacity low

There is low capacity for employment development of this site, by reason of its location within the settlement and its relationship to the wider landscape, where such development would be highly visible.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic	Glacial lowlands	gently rolling, sloping down to north east
Ground Type	Sandy brown soils	pasture
Land cover	Pastoral farmlands	trees along ditch line within site
Settlement pattern	Dispersed with small farms	medium

LDU level Agree?

Cultural sensitivity Low ☒

Ecological sensitivity Low ☒

Visual sensitivity Moderate ☒

Designations

Comments

Landscape

-

ASLC ☐

Green Network ☐

Biodiversity

-

Ramsar ☐

Floodplain ☐

SSSI ☐

WT Nature Reserve ☐

WT Wildlife Site ☐

Ancient Woods ☐

TPO ☐

Historic/Archaeology

-

Conservation Area ☐

SMs ☐

Historic P and G ☐

Listed Buildings ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pastoral

Diversity uniform

Water

Presence of Water ☒ Comment -
ditchline (issues) within site

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks buildings former school with elaborate tower to north west of site

Detractors

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments the site is partly visible through a hedge from the graveyard to northwest; it is visible from the landmark building to the west

Noise sources

roads

Views of development many 270

Presence of people occasional

Tranquillity

Summary medium/low

Comments the inherent tranquillity of the pastoral site is reduced by the presence of extensive recent housing development along its southern edge and the southern edge of the adjacent site OWWR2-143 (west), and by the small light industrial or farming complex against the northern boundary

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? some

Corridor? ☐

Comments the site functions, with adjoining site OWWR2-143, as part of the wider farmed landscape

Visual relationship of area...

...with settlement limited

...with wider landscape some

...with adjacent assessed area? some

Setting? ☐

Comments this site, and its neighbour, relate well to the wider farmed landscape of which they are part, rather than to the negative linear edge of new development on the edge of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☒

...functionally? ☒

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge negative

Form of edge smooth/linear

Comments the existing settlement edge is extremely raw, ameliorated only by trees and hedges within this site

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

roads/rail/cycleways

high/medium

Comments -

Potential for improvement of settlement edge and overall mitigation

-

Potential for local authority environmental improvements

-

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

The site is a low lying pasture on the southern edge of the settlement with the recreation ground to the west. The eastern part of the site lies within the 100 year floodplain of the small watercourse on the site. This is separated from the area to the west by a small bank/bund. There are a few mature trees on the eastern and southern boundaries and the southern boundary is an outgrown, thin hedge through which the settlement edge can be seen [in winter]. Other boundaries are low cut hedges which allow views towards the site and settlement edge. The site is overlooked by the adjacent housing and by users of the recreation ground and nearby PROW with longer views available from this direction. The road to the south has views across the site but the lane to the east has no apparent views due to landform. The floodplain area is sensitive and the site clearly extends south of the settlement beyond other development with only limited screening vegetation.

Housing capacity medium/low

The site has limited, preferably no, capacity for housing as it would impinge on a floodplain and it would clearly extend the settlement south of its existing line with no screening to the south west and a thin boundary to the south. Incremental development in this location may not serve the goal of achieving positive overall settlement character.

Employment capacity low

The site has no capacity for employment use as it would impinge on a floodplain and it would clearly extend the settlement south of its existing line with no screening to the south west and a thin boundary to the south. It would also be located adjacent to and overlooked by housing and accessed through housing.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial lowlands		low lying flat site with small bank separating east from west
Ground Type Sandy brown soils		pasture
Land cover Pastoral farmlands		a few mature oak trees on the eastern and south eastern boundaries, an outgrown thin hedge on the southern boundary and low cut hedges on all other boundaries
Settlement pattern Dispersed with small farms		small

	LDU level	Agree?
Cultural sensitivity	Low	<input checked="" type="checkbox"/>
Ecological sensitivity	Low	<input checked="" type="checkbox"/>
Visual sensitivity	Moderate	<input checked="" type="checkbox"/>

Designations

Comments

Landscape

ASLC ☐

Green Network ☐

Biodiversity

Ramsar ☐

Floodplain ☒

SSSI ☐

WT Nature Reserve ☐

WT Wildlife Site ☐

Ancient Woods ☐

TPO ☐

Historic/Archaeology

Conservation Area ☐

SMs ☐

Historic P and G ☐

Listed Buildings ☐

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments pasture

Diversity simple

Water

Presence of Water ☒ Comment watercourse/ditch in eastern half of the site

Skyline

Prominence/ importance not applicable

Complexity

Comments -

Key views

To settlement ☐ views along edge of settlement from PROW and recreation ground to the west

From settlement ☐ views out from adjacent dwellings

Landmarks -

Detractors -

Intervisibility

Site observation medium

...to key features ☐ ...from key place ☐

Comments low hedges and some trees and gently undulating topography allow local, sometimes filtered, views

Noise sources

people

Views of development one side 180

Presence of people occasional

Tranquillity

Summary medium

Comments the location of the settlement on one side and the recreation ground on a second side reduce tranquillity

Functional relationship of area...

...with settlement none

...with wider landscape some

...with adjacent assessed area? none

Corridor? ☐

Comments the site appears to be managed as part of a wider land holding and there is no public access across the site

Visual relationship of area...

...with settlement some

...with wider landscape some

...with adjacent assessed area? none

Setting? ☐

Comments the site forms part of the wider moderately open landscape south of the settlement

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral

Form of edge smooth/linear

Comments the adjacent housing presents a bland but coherent linear edge to the village with little mitigating vegetation when viewed from the south/south west

Receptors and sensitivity

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium

Comments the site is overlooked by users of the PROW and recreation ground to the south west, by adjacent residents and by road users of a minor lane to the south

Potential for improvement of settlement edge and overall mitigation

provision of trees to the hedged boundary with the recreation ground

Potential for local authority environmental improvements

provision of trees to the hedged boundary with the recreation ground

Zone sensitivity and capacity

Landscape sensitivity medium

Justification

This site consists of a single pasture field adjacent to the Hall (Listed building), whose grounds lie to the east of this site, separated by a tall, dense line of mixed conifers and deciduous trees (TPO'ed). The site lies on the northern edge of the linear east-west settlement of Weston Rhyn, close to the north-south railway line and bordered to the west by housing along Old Chirk Road and to the south by housing on Station Road. To the north, the site is open to view from Old Chirk Road and a PROW in an adjoining field, more so as the site slopes gently down to its north eastern corner. There are views to Preesgweene Hall and its dependent buildings and of the roof of a large industrial building beyond the railway line.

Housing capacity medium

This site has medium capacity for housing development due to its location within the settlement envelope, its relationship to existing housing development and the screening provided by vegetation within the grounds of the Hall, which ensure separation. It would be preferable to impose a condition that the trees along the northern boundary should be conserved and protected, to assist in screening views in from the north, and that screening should be provided and maintained between the Hall and its dependencies and this site.

Employment capacity low

This site has low capacity for employment development due to its location within the settlement envelope adjacent to housing and a Listed building, and with a school close by, and its visibility from Presgweene Hall.

LDU context

Landscape characteristics	LDU level	Site comments
Physiographic Glacial lowlands		gently sloping to north east
Ground Type Sandy brown soils		pasture
Land cover Pastoral farmlands		TPO'ed line of conifers and deciduous trees adjacent to eastern boundary
Settlement pattern Dispersed with small farms		medium
	LDU level	Agree?
Cultural sensitivity Low		<input checked="" type="checkbox"/> but may have been within curtilage of the Hall formerly
Ecological sensitivity Low		<input checked="" type="checkbox"/>
Visual sensitivity Moderate		<input checked="" type="checkbox"/>

Designations	Comments
Landscape	-
ASLC <input type="checkbox"/>	
Green Network <input type="checkbox"/>	
Biodiversity	-
Ramsar <input type="checkbox"/>	
Floodplain <input type="checkbox"/>	
SSSI <input type="checkbox"/>	
WT Nature Reserve <input type="checkbox"/>	
WT Wildlife Site <input type="checkbox"/>	
Ancient Woods <input type="checkbox"/>	
TPO <input checked="" type="checkbox"/>	
Historic/Archaeology	-
Conservation Area <input type="checkbox"/>	
SMs <input type="checkbox"/>	
Historic P and G <input type="checkbox"/>	
Listed Buildings <input type="checkbox"/>	

Function of Area

Pastoral ☒ Arable ☐ Horticulture ☐ Recreation ☐ Other ☐

Comments -

Diversity uniform

Water

Presence of Water ☐ Comment -

Skyline

Prominence/ importance not applicable Complexity

Comments -

Key views

To settlement ☐ -

From settlement ☐ -

Landmarks -

Detractors -

Intervisibility

Site observation low ...to key features ☐ ...from key place ☐

Comments the site is generally concealed by housing along its western and southern boundaries; it is open to the north, with long views in from Old Chirk Road when approaching from the north; Preesgweene Hall is screened by vegetation from the wider landscape but has views over this site

Noise sources

roads other

Views of development many 270 Presence of people frequent

Tranquillity

Summary medium/low

Comments although there is little road noise, the railway lies close to the eastern boundary, there is frequent traffic along the lane on the north boundary and use of the footpath in the adjoining field to the north and a school across Old Chirk Road

Functional relationship of area...

...with settlement none ...with wider landscape some

...with adjacent assessed area? - Corridor? ☐

Comments the site is part of the wider farmed landscape but now appears hemmed in by housing development, although still open to the north

Visual relationship of area...

...with settlement limited ...with wider landscape limited

...with adjacent assessed area? - Setting? ☐

Comments only visible within the wider landscape from the north

Are adjacent assessed areas mutually reliant...

... visually? ☐

...functionally? ☐

Comments -

Settlement edge

Pre C20 edge ☐ C20-21 edge ☒

Nature of edge neutral Form of edge smooth/linear

Comments ribbon development along Old Chirk Road to west of site; housing along southern edge of site on Station Road

Receptors and sensitivity

Receptors	Sensitivity
urban residents	high/medium
long distance/public footpaths	high/medium

Comments there are no rural receptors, although the cottages to the north east of the site beyond Preesgweene Hall are semi-rural; the PROW lies outside the site to the north in an adjacent field across a lane. There are many urban receptors, including the Hall, which is a Listed building

Potential for improvement of settlement edge and overall mitigation

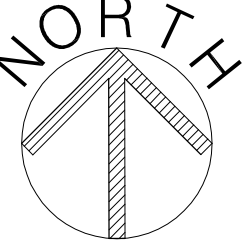
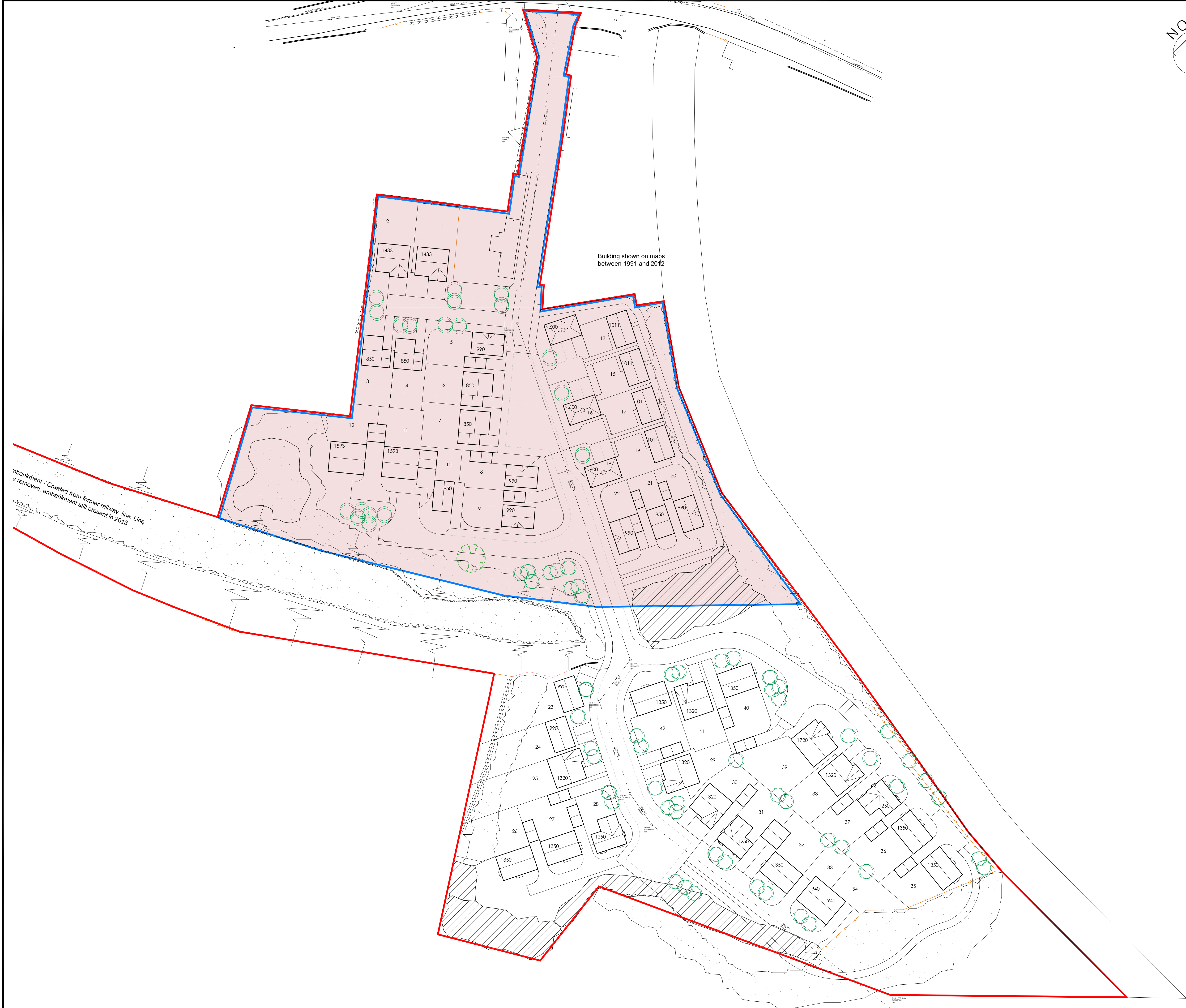
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Potential for local authority environmental improvements

-

APPENDIX 3

(design capacity plan)



NORTHERN PARCEL SCHEDULE.

BEDS	SQ FT	QTY	TOTAL
2	600	3	1800
3	1011	4	4044
3	850	6	5100
3	940	0	0
3	990	5	4950
4	1250	0	0
4	1320	0	0
4	1350	0	0
4	1433	2	2866
5	1593	2	3186
5	1720	0	0
TOTAL		22	21946

SOUTHERN PARCEL SCHEDULE.

BEDS	SQ FT	QTY	TOTAL
2	600	0	0
3	1011	0	0
3	850	0	0
3	940	2	1880
3	990	2	1980
4	1250	3	3750
4	1320	5	6600
4	1350	7	9450
4	1433	0	0
5	1593	0	0
5	1720	1	1720
TOTAL		20	25380

SAMDEV Policy Extract

Land at the Sawmills,

Rhoswiel (WRN016):

Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.
20 dwellings

REV.	AMENDMENT.	DATE
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PROJECT
WESTERN RHYN.

CLIENT
R G STONES.

DRAWING TITLE
SITE MASTERPLAN 02

SCALE	1:500	REV.	-	PROJECT REF
DATE	21.02.14		
CHECKED	IP			DRAWING No.
			