

## Dudleston Heath & Elson: Submission

### Stage 1 Assessment:

#### Summary sheet

Site ref	Site Address	Stage 2	Comments
DUDH001	Land north of Chestnut Avenue	Yes	
DUDH002	Land east of Church Lane	Yes	
DUDH003	Land at Chapel Lane	No	Too small - 0.167803
DUDH004	Land at Pumping Station & Telephone Exchange	No	Not well related to existing development boundary – the site is separated by approximately 420m
DUDH005	Oakfields	No	Too small - 0.16551
DUDH006sd	Ravenscroft Haulage Site	Yes	
DUDH007sd	Land at Greenhill Bank	No	Not well related to the settlement of Dudleston Heath, Should be considered as Greenhill.
ELS001	Land Adjoining Mayfield	Yes	
ELS002sd	South of Braemar	Yes	

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH001		Site Name: Land north of Chestnut Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** Site progressed to Stage 2 assessment..

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH002		Site Name: Land east of Church Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** Site progressed to Stage 2 assessment..

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH003		Site Name: Land at Chapel Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.167803
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment due to small size.

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH004		Site Name: Land at Pumping Station & Telephone Exchange	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to existing development boundary – the site is separated by approximately 420m
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment due to location being not well related to development boundary.

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH005		Site Name: Oakfields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.16551
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment due to small size.

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH006sd		Site Name: Ravenscroft Haulage Site	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.39ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Outline permission for residential development on northern part of the site (10/05548/OUT). The remainder of the site could still be developed and therefore site should progress to stage 2.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site partially within the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation:** Site progressed to Stage 2 assessment

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Dudleston Heath*

Site ref: DUDH007sd		Site Name: Land at Greenhill Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.2ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the settlement of Dudleston Heath, Should be considered as Greenhill.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation:** Site **not** progressed to Stage 2 assessment



## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Elson*

Site ref: ELS001		Site Name: Land adjoining Mayfield	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site less than 0.2 ha in size	N	
3	Site developed, or under construction or permission has been granted but not yet implemented	Y	Elson is not part of a Hub or Cluster
4	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
5	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
8	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Promoted

**Recommendation:** *Site progressed to Stage 2 assessment*

## Dudleston Heath & Elson: Submission

### Stage 1 Site Assessment: *Elson*

Site ref: ELS002sd		Site Name: South of Braemar	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.26ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Directly adjacent to existing residential development.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation:** Site progressed to Stage 2 assessment

## **Dudleston Heath & Elson: Submission**

### **Note for Stage 1 assessment:**

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
  - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
  - iv) Shropshire Council's Employment Land Review

Dudleston Heath & Elson: Submission

Housing Site Assessment: Stage 2a

Site ref: DUDH001		Site Name: Land north of Chestnut Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Dudleston Heath & Elson: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Dudleston Heath & Elson: Submission

Site Assessment: Stage 2a

Settlement: DUDLESTON HEATH

Site ref: DUDH002		Site Name: Land east of Church Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Dudleston Heath & Elson: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Partly Grade 3 & partly grade 4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Dudleston Heath & Elson: Submission

### Site Assessment: Stage 2a

Settlement: Dudleston Heath

Site ref: DUDH006sd		Site Name: Ravenscroft Haulage Site		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	



## Dudleston Heath & Elson: Submission

Site ref: DUDH006sd		Site Name: Ravenscroft Haulage Site		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Dudleston Heath & Elson: Submission

### Site Assessment: Stage 2a

Settlement: ELSON

Site ref: ELS001		Site Name: Land Adjoining Mayfield		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Dudleston Heath & Elson: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Factory/works along southern boundary & small point of unknown filled ground

## Dudleston Heath & Elson: Submission

Site Assessment: Stage 2a

Settlement: Elson

Site ref: ELS002sd		Site Name: South of Braemar		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Dudleston Heath & Elson: Submission

Site ref: ELS002sd		Site Name: South of Braemar		
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

- 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
- Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
- and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

- Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

## Dudleston Heath & Elson: Submission

### Housing Site Assessments: Stage 2b

<b>Site Ref:</b> DUDH001	<b>Site Name:</b> Land North of Chestnut Avenue
<b>Size (ha)</b>	1.6
<b>Indicative capacity</b>	47
<b>General location</b>	The site is on land north of Chestnut Avenue and west of Hill Park, adjacent to an existing residential area.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding area.
<b>Current use</b>	Agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	To the north and west, the site is adjacent to agricultural land. To the east and south, the site is adjacent to an existing residential area.
<b>Local highway capacity/ constraints</b>	Access acceptable – Access would be off Hill Park, where an access was provided up to the boundary when the adjacent development was constructed.
<b>Other critical infrastructure constraints<sup>1</sup></b>	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Dudleston Heath (Crifpins) and Elson
<b>Inherent landscape character<sup>2</sup></b>	<p>The site is assessed as of medium/low landscape sensitivity:</p> <p>This site consists of one generally flat meadow on the northern edge of Dudleston Heath, with 20 c housing to east and south. There is one rural house to the west, which is screened by dense vegetation and other buildings within this site and by an overgrown hedgerow on this site's western boundary. While part of the wider farmed landscape, this site is not visible from any adjoining road, or from the wider landscape (despite a low hedge along its northern boundary), other than views over garden boundaries from the adjoining housing areas.</p> <p>The site is assessed as of high/medium capacity for housing development:</p> <p>The site has capacity for housing as development here would not be generally visible in the wider landscape, although it would be overlooked by residents to the south and east, depending on the extent of garden boundary vegetation. It is located adjacent to two areas of recent housing development and two access points already exist off Hill Park, although both are currently treed. Housing development on this site would fit with the increased density of this part of the settlement, contrasting with the rather piecemeal dispersed pattern seen elsewhere in this rather scattered settlement.</p>
<b>Planning history or designations</b>	None
<b>Land ownership, land agreements and delivery statements</b>	The site is being promoted by The Planning Consultancy on behalf of the landowners.
<b>Access to services/employment areas</b>	Dudleston Heath has a primary school, a church, a post office, a restaurant/bar and a sports club, which has a range of sporting facilities including tennis courts, a football pitch and a bowling green. It also has a

## Dudleston Heath & Elson: Submission

	regular bus service that connects the village with Ellesmere, Gobowen and Oswestry, There is also a railway station that serves Chester and Shrewsbury and subsequently other destinations. There are some agricultural and small business employers around the village, including within Elson, with the main employment areas found in Ellesmere and Oswestry.
<b>Other constraints</b>	
<b>General site related benefits</b>	
<b>Transport and Highways related benefits</b>	Existing field access runs directly onto main road through the village, which could be improved to provide a new pedestrian access which would be an advantage to the Hill Park Area as permeability would be improved.
<b>Strategic fit</b>	The site fits well strategically, as it adjoins the current development boundary and would be a extension to development that has happened before and would round off development in the area.
<b>Other relevant information</b>	Some written information has been submitted by the site promoters about how the site could be progressed.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Great Crested Newts</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 5km of River Dee and Bala Lake, refer to HRA report.</p>
<b>Trees</b>	Trees and hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	No comments received
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	There was some support for this site which was mixed between DUDH001 & DUDH002. There is some concern that expansion to the Hill park estate would result in a very large estate development which would be disproportionate with the scale of the village. An 85 signature petition was submitted objecting to
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## Dudleston Heath & Elson: Submission

	development of this site for reasons of lack of infrastructure, poorly related to village facilities, highway safety and damage to wildlife. Whilst the identification of a hub and the housing growth guideline were generally supported during consultation, the 3 sites previously consulted on (DUDH001, DUDH002 & ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment has found that this site could potentially be a realistic housing site. It has low landscape sensitivity, it is adjacent to a development and has potential access from Hill Park. The site does fit fairly well strategically within the layout of its surrounding area as it is adjacent to the development boundary and would square off development in this area, which is already residential. There are no major constraints to the site, with the site promoters suggesting some potential for some improved pedestrian access in what is a settlement that has a lot of services and is very much spread out spatially over a large area. On balance whilst this site scores relatively well and could be a realistic housing site it does not emerge as the preferred site for housing development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
<b>Final Plan Update</b>	Not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option.

### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.



## Dudleston Heath & Elson: Submission

<b>Site Ref: DUDH002</b>	<b>Site Name: Land east of Church Lane</b>
<b>Size (ha)</b>	1.8
<b>Indicative capacity</b>	55
<b>General location</b>	The site is on land east of Church Lane and south of the B5068. Next to some residential dwellings to the east.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding area.
<b>Current use</b>	Agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	To the north, the site is adjacent to B5068 and agricultural fields and buildings. To the east, the site is adjacent to residential dwellings and agricultural land. To the south, the site is adjacent agricultural land as is the west of the site. The west of the site is also adjacent to some residential dwellings.
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Dudleston Heath (Criftins) and Elson
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	None
<b>Land ownership, land agreements and delivery statements</b>	The site is being promoted by The Planning Consultancy on behalf of the landowners.
<b>Access to services/employment areas</b>	Dudleston Heath has a primary school, a church, a post office, a restaurant/bar and a sports club, which has a range of sporting facilities including tennis courts, a football pitch and a bowling green. It also has a regular bus service that connects the village with Ellesmere, Gobowen and Oswestry, There is also a railway station that serves Chester and Shrewsbury and subsequently other destinations. There are some agricultural and small business employers around the village, including within Elson, with the main employment areas found in Ellesmere and Oswestry.
<b>Other constraints</b>	
<b>General site related benefits</b>	<p>Could increase links between the on both sides of the B5068 and in the west where the church and school are located.</p> <p>The promoter also see an opportunity to provide a local shop on this site, which the village lacks and could be secured through a development brief.</p>
<b>Transport and Highways related benefits</b>	Footpath links could be taken through the site to develop the links described above.
<b>Strategic fit</b>	The site is adjacent to the existing development boundary. It is in the west of the village and could bring the wider Dudleston Heath area closer together with the links suggested by the promoter. Although the current layout of this area of the village suggests frontage development which this is not.
<b>Other relevant information</b>	Some written information has been submitted by the site promoters about how the site could be progressed.

## Dudleston Heath & Elson: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Great Crested Newts</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 5km of River Dee and Bala Lake, refer to HRA report.</p>
<b>Trees</b>	Trees and hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	14% of the site is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	No comments received
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received
<b>Community consultation response</b>	There was only very limited support this site with one comment saying that it would be better to keep the residential development close together and avoid building on the greenfield site at DUDH002. Whilst the identification of a hub and the housing growth guideline were generally supported during consultation at Revised Preferred Options, the 3 sites previously consulted on (DUDH001, DUDH002 & ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low landscape sensitivity and 1 key amenity and facility. It is negative for access to a primary school, 4

## Dudleston Heath & Elson: Submission

key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment has found that this site could potentially be a realistic housing site. The site has very little constraints, although part of the site is susceptible to surface water flooding. The site fits fairly well strategically into the existing village as it is adjacent to the development boundary. The promoters are suggesting the development would provide between linkages across the settlement, but the development would represent a new/different type of area, as the existing residential south of the B5068 are frontage development rather than a cluster of residential dwellings making a residential area. On balance whilst this site scores relatively well and could be a realistic housing site it does not emerge as the preferred site for housing development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
<b>Final Plan Update</b>	Not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option.

### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

## Dudleston Heath & Elson: Submission

<b>Site Ref: DUDH006</b>		<b>Site Name: Ravenscroft Haulage Site</b>
<b>Size (ha)</b>	1.39	
<b>Indicative capacity</b>	29	
<b>General location</b>	The site is on land south of Hill Park housing estate on the south side of the B5068 within the built up area of the village.	
<b>Brownfield or Greenfield</b>	Part Greenfield & part Brownfield (haulage site)	
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding area.	
<b>Current use</b>	Agriculture & haulage yard	
<b>Topography</b>	Flat	
<b>Adjoining land uses and boundary features</b>	Residential to the north east and west. Agricultural to the south.	
<b>Local highway capacity/ constraints</b>	Access acceptable – Access would be off the B5068 partly via the existing access that serves the haulage yard with a new access created towards the west end of the site.	
<b>Other critical infrastructure constraints<sup>1</sup></b>	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Dudleston Heath (Criftins) and Elson	
<b>Inherent landscape character<sup>2</sup></b>	<p>The site is assessed as of medium landscape sensitivity:</p> <p>This site consists of flat pasture or grassland around several office buildings and quantities of plant and large machinery which is visible above hedgerows. A fairly sensitive site in village context with frontage onto main street but contributes little to the form or coherence due to current land use.</p> <p>The site is assessed as of high/medium capacity for housing development:</p> <p>The site has capacity for housing especially if conforming to the historic field pattern, could significantly improve the area and contribute to improvement of the village streetscape.</p>	
<b>Planning history or designations</b>	Outline planning consent on northern part of site along road frontage for 9 houses.	
<b>Land ownership, land agreements and delivery statements</b>	The site is being promoted by Nigel Thorns Planning Consultancy on behalf of the landowners.	
<b>Access to services/employment areas</b>	Dudleston Heath has a primary school, a church, a post office, a restaurant/bar and a sports club, which has a range of sporting facilities including tennis courts, a football pitch and a bowling green. It also has a regular bus service that connects the village with Ellesmere, Gobowen and Oswestry, There is also a railway station that serves Chester and Shrewsbury and subsequently other destinations. There are some agricultural and small business employers around the village, including within Elson, with the main employment areas found in Ellesmere and Oswestry.	
<b>Other constraints</b>		
<b>General site related benefits</b>	Existing haulage business would not be operating from site in centre of village.	
<b>Transport and Highways related benefits</b>		

## Dudleston Heath & Elson: Submission

<b>Strategic fit</b>	The site fits well strategically, as it is partly within and partly adjoins the current development boundary and would be part of an infilling development along the south side of the main road in the main built up area of the village.
<b>Other relevant information</b>	Submissions made by the site promoters about how the site could be progressed.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Great Crested Newts</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>Small section in environmental network that should be retained and buffered. Pond close to site boundary should be surveyed for gcn.</p> <p>The site is within 5km of River Dee and Bala Lake, refer to HRA report.</p>
<b>Trees</b>	Trees and hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is a watercourse within the site boundary. There is 1 recorded event of flooding on the flood forum records. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
<b>Drainage: Surface water flooding</b>	
<b>Drainage: Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	<p>New site not previously consulted on.</p> <p>Whilst the identification of a hub and the housing growth guideline were generally supported during consultation at Revised Preferred Options, the 3 sites previously consulted on (DUDH001, DUDH002 &amp; ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;</p>
<b>Statutory bodies responses to date</b>	None

## Dudleston Heath & Elson: Submission

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school and the other four amenities and facilities. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

The Stage 2b assessment has found that this site is realistic housing site. It has medium landscape sensitivity and high/medium housing capacity. There is an existing outline planning consent for 9 houses on the northern part of the site and it is adjacent to a development to the east and west. The site fits well strategically within the layout of the surrounding area as it is adjacent to and partly within the development boundary. There are no major constraints to the site, which could offer some cohesion to the built form of the village as part of a scheme to include the outstanding planning consent. On balance this site is the preferred housing development site for Dudleston Heath.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes
<b>Final Plan Update</b>	Yes, considered to preferable to previous identified sites.

### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

## Dudleston Heath & Elson: Submission

<b>Site Ref:ELS001</b>	<b>Site Name: Land adjoining Mayfield, Elson, Ellesmere</b>
<b>Size (ha)</b>	1.1
<b>Indicative capacity</b>	32
<b>General location</b>	The site is located south of the B5068, at land south west of Mayfield
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding area.
<b>Current use</b>	Agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	To the north, the site is adjacent to the B5068 and subsequently the saw mill. To the east, the site is adjacent some residential dwellings. To the south, the site is adjacent to an industrial park. To the west, the site is adjacent to agricultural land.
<b>Local highway capacity/ constraints</b>	Access is acceptable- Potential hazard when entering or leaving the site Cycle Access not currently acceptable, could be easily achievable
<b>Other critical infrastructure constraints<sup>1</sup></b>	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Dudleston Heath (Criftins) and Elson
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	None
<b>Land ownership, land agreements and delivery statements</b>	The site is being promoted by Micheal A Clark, Building Surveyor on behalf the owners.
<b>Access to services/employment areas</b>	The site is at a short distance from Dudleston heath which has a primary school, a church, a post office, a restaurant/bar and a sports club, which has a range of sporting facilities including tennis courts, a football pitch and a bowling green. It also has a regular bus service that connects the village with Ellesmere, Gobowen and Oswestry, There is also a railway station that serves Chester and Shrewsbury and subsequently other destinations. There are some agricultural and small business employers around the village, including within Elson, with the main employment areas found in Ellesmere and Oswestry.
<b>Other constraints</b>	N/A
<b>General site related benefits</b>	N/A
<b>Transport and Highways related benefits</b>	To overcome the hazard, maximisation of visibility splays at the highway and incorporating speed control measures.
<b>Strategic fit</b>	The site does not have a development boundary; this site is on the edge of the original settlement which is very small. Although the site is adjacent to some residential dwellings, but in the north and south is surrounded by industry, making the site less conducive for development. The site in its current form also seems very large for the nature of development in the village.
<b>Other relevant information</b>	Some written information provided by promoter.

**Comments from internal consultees, plus Environment Agency site specific comments**

## Dudleston Heath & Elson: Submission

<b>Heritage</b>	No comments received
<b>Biodiversity</b>	No comments received
<b>Trees</b>	No comments received
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	Less than 10% of the site is susceptible to surface water flooding.
<b>Drainage: Groundwater flooding</b>	No comments received
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	<p>Of the 3 sites consulted on this site had the least support, with comments stating that ELS001 is not at all well related to village facilities and services which are in Dudleston Heath.</p> <p>Whilst the identification of a hub and the housing growth guideline were generally supported during consultation at Revised Preferred Options, the 3 sites previously consulted on (DUDH001, DUDH002 &amp; ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
<b>Statutory bodies responses to date</b>	

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a bus service, low level of flood risk, previous industrial or potentially contaminative land and low landscape sensitivity. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage2b assessment has found that this site has little constraints and could be a potential realistic site. Access may be an issue, due to its direct exit onto the B5068. The site is fairly close to the services in Dudleston Heath. The site is adjacent to the existing settlement of Elson and could strategically fit into the existing village, although the size is quite large compared to the development already in the village. On balance whilst this site scores relatively well and could be a realistic housing site it does not emerge as the preferred site for housing development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes



## Dudleston Heath & Elson: Submission

### Recommendation

<b>Preferred option</b>	No
<b>Final Plan Update</b>	Not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option.

### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

## Dudleston Heath & Elson: Submission

<b>Site Ref:</b> ELS002sd	<b>Site Name:</b> South of Braemar
<b>Size (ha)</b>	0.26
<b>Indicative capacity</b>	7
<b>General location</b>	Adjacent B5068, south edge of Elson
<b>Brownfield or Greenfield</b>	Brownfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding area.
<b>Current use</b>	Curtilage of employment unit
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Employment area to West, residential to north
<b>Local highway capacity/ constraints</b>	n/a
<b>Other critical infrastructure constraints<sup>1</sup></b>	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Dudleston Heath (Criftins) and Elson
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Promoted by WDW Architects on behalf of FabDec Ltd
<b>Access to services/employment areas</b>	The site is at a short distance from Dudleston heath which has a primary school, a church, a post office, a restaurant/bar and a sports club, which has a range of sporting facilities including tennis courts, a football pitch and a bowling green. It also has a regular bus service that connects the village with Ellesmere, Gobowen and Oswestry, There is also a railway station that serves Chester and Shrewsbury and subsequently other destinations. There are some agricultural and small business employers around the village, including within Elson, with the main employment areas found in Ellesmere and Oswestry.
<b>Other constraints</b>	Grade 3 agricultural land
<b>General site related benefits</b>	n/a
<b>Strategic fit</b>	This site is on the edge of the original settlement which is very small and heavily dominated by employment uses,
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	No comments received
<b>Trees</b>	No comments received
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	No comments received

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<b>Drainage: Surface water flooding</b>	No comments received
<b>Drainage: Groundwater flooding</b>	No comments received
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
<b>Countryside</b>	No comments for this site

<b>Community consultation response</b>	Whilst the identification of a hub and the housing growth guideline were generally supported during consultation, the 3 sites previously consulted on (DUDH001, DUDH002 & ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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#### Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

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