

Ellesmere: Submission

Stage 1 Assessment:

Summary sheet

Housing Sites

Site ref	Site Address	Stage 2	Comments
ELL001	Land at Swan Hill	Yes	
ELL002	Land South of Oswestry Road	Yes	
ELL003	Land south of Ellesmere	Yes	Site significantly affected by Flood Zone 3, a full flood risk assessment is being carried out by site promoters therefore site carried forward to stage 2 subject to findings of FRA.
ELL004	Land at Grange Road	Yes	
ELL005	Land off Cherry Drive	Yes	
ELL007	Land opposite Ellesmere business park	Yes	
ELL008	Station Building and Yard, Brownlow Road	Yes	
ELL009	Land off Church Street	No	Site not actively promoted
ELL010	The Hollies, Scotland House	No	Site not actively promoted
ELL011	Brownlow Road	No	Permission granted – site completed and not actively promoted
ELL012	Land off Scotland Street	No	Site not actively promoted
ELL013	Fullwood and Bland, Grange Road	No	Protected Employment Site
ELL014	The Creamery	Yes	
ELL015	Grange road employment site	No	Site not actively promoted
ELL016	Land adj. cemetery	Yes	
ELL017a	Land to the rear of the Hawthornes	Yes	
ELL017b	Land off Almond Drive	Yes	
ELL018	Land near Blackwater Meadow Marina	Yes	
ELL019	Land adj to Canal	Yes	
ELL020	Land south of Canal	Yes	
ELL021	Landwest of Grange Road	Yes	
ELL022	Grange Road	No	Too small and remote from development boundary
ELL023	Land at Elson Road	Yes	

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Employment Sites:

Site ref	Site Address	Stage 2	Comments
ELR039	Land adj. the Lakelands School, Scotland St	Y	Also promoted as ELL002
ELR040	Land opposite Ellesmere Business Park, Scotland St	Y	Also promoted as ELL007
ELR074	Ellesmere Business Park Phase 2	Y	
ELR075	Off Grange Road, Ellesmere	Y	Also promoted as ELL015
ELR076	Plots 2 & 3, Ellesmere Business Park	N	Safeguarded employment land
ELR117	Shaw's Estate, Sodylt, Ellesmere	N	Existing Commitment

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Site ref: ELL001		Site Name: Land at Swan Hill	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL002		Site Name: Land South of Oswestry Road	
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	
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	Small amount of flooding along the edge of the western boundary.
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL003		Site Name: Land south of Ellesmere	
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	
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	Y	Site significantly affected by Flood Zone 3, a full flood risk assessment has been carried out by site promoters and demonstrates that the proposed development would not be at significant flood risk, subject to the recommended flood mitigation strategies being implemented.
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL004		Site Name: Land at Grange Road	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL005		Site Name: Land off Cherry Drive	
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	
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	Y	Although more than 50% of site is affected by Flood Zone 3 the northern part is not affected and due to its adjacency with sites ELL017a and b. This part of the site could be developed. The site is therefore not ruled out at this stage.
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL007		Site Name: Land opposite Ellesmere business park	
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	
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	Just over a third of the site is affected by FZ3 (along the east and south boundary). The remainder adjoins the road at the Business Park roundabout.
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL008		Site Name: Station Building and Yard, Brownlow Road	
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	
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	Approximately one fifth of the site is affected by FZ3 on the south eastern side. This would impact on the access off of Brownlow Road – a new access on Elson Road may be possible
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL009		Site Name: Land off Church Street	
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	
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 ¹	Y	Not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not actively promoted

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL010		Site Name: The Hollies, Scotland House	
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	
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 ¹	Y	Not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not actively promoted

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL011		Site Name: Brownlow Road	
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	Y	Permission granted – 0700714 site developed
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	
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 ¹	Y	Not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as already developed and not promoted

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL012		Site Name: Land off Scotland Street	
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	
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 ¹	Y	Not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not actively promoted

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL013		Site Name: Fullwood and Bland, Grange Road	
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	Existing protected employment site - Fullwoods
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	
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	South western corner of site is affected by FZ3 – very small area but remainder of site considered developable
9	Site not currently promoted ¹	N	Recent applications for residential development. Site not promoted through SAMDev

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is a protected employment site.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL014		Site Name: The Creamery	
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	Site allocated for mixed use by NSLP and has outline permission for residential. The retail element has been completed but a large part of the site remains.
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	
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	There is a Shropshire Wildlife Trust site adjoining the eastern boundary – Birch Road Pond
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	Approximately 50% of eastern part of site covered by FZ3 but remainder of site considered developable
9	Site not currently promoted ¹	N	Site allocated (see 2)

Recommendation: Site progressed to Stage 2 assessment.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL015		Site Name: Grange road employment site	
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	Allocated industrial area
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	
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 ¹	Y	Site not actively promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not actively promoted.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL016		Site Name: Land adj. cemetery	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL017a		Site Name: Land to the rear of the Hawthornes	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL017b		Site Name: Land off Almond Drive	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL018		Site Name: Land near Blackwater Meadow Marina	
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	
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	There is a Shropshire Wildlife Trust site adjoining the north eastern corner of the site – The Plantation
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL019		Site Name: Land adj to Canal	
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	
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	Approximately one quarter of the site is affected by Flood Zone 3 but remainder considered developable
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL020		Site Name: Land South of canal	
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	Site is contiguous with a site which is directly adjacent to 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL021		Site Name: Land west of Grange Road	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL022		Site Name: Grange Road Ellesmere	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site only 0.042ha
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	Approximately 240m from 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 ¹	N	Promoted

Recommendation: Not progressed to Stage 2 assessment as too small and remote from development boundary

Ellesmere: Submission

Stage 1 Site Assessment: *Ellesmere*

Site ref: ELL023		Site Name: Land at Elson Road	
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	
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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

Ellesmere: Submission

Employment Sites:

Stage 1 Site Assessment:

Ellesmere

Site ref: ELR039 (ELL002/R and part of ELL003)		Site Name: Land adj. The Lakelands School, Scotland Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Site progressed to Stage 2 assessment

Site ref: ELR040 (ELL007)		Site Name: Land opposite Ellesmere Business Park, Scotland Street, Ellesmere	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Site progressed to Stage 2 assessment

Ellesmere: Submission

Site ref: ELR074		Site Name: Ellesmere Business Park Phase 2	
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	Allocated industrial area
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	
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 ¹	N	

Recommendation: Site progressed to Stage 2 assessment

Ellesmere: Submission

Site ref: ELR075 (ELL015)		Site Name: Off Grange Road, Ellesmere	
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	Allocated industrial area
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	
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 ¹	N	

Recommendation: Site progressed to Stage 2 assessment

Ellesmere: Submission

Site ref: ELR076		Site Name: Plots 2 & 3, Ellesmere Business Park	
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	Y	Safeguarded employment land
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	
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 ¹	N	

Recommendation: Site not progressed to Stage 2 assessment

Ellesmere: Submission

Site ref: ELR117		Site Name: Shaw's Estate, Sodylt, Ellesmere	
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	Y	employment land commitment
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	
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 ¹	N	

Recommendation: Site not progressed to Stage 2 assessment

Ellesmere: 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

Housing Site Assessment: Stage 2a

Site ref: ELL001		Site Name: Land at Swan Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Part of site is in Cremourne Park
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/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	Site more than 480m from:			
	▪ 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 ²	-		
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Directly adjoins Ellesmere Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Wholly within buffer of 'The Mere' Wildlife site
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 ⁵	-/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 not 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	+	Part of site has previously been used as a cemetery

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL002		Site Name: Land South of Oswestry Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Very small part of site (>5%) is within the Conservation Area buffer zone.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Very small strip along the western boundary is affected by Flood zones 2 & 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	+	Pond at centre of site is registered as 'unknown filled ground'

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL003		Site Name: Land South of Ellesmere		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Majority of residential area falls within 'zone'.
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	-	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Part of site at the eastern end between the canal and the former dairy development site is within the Conservation Area buffer zone and immediately adjacent to the conservation area where this includes the canal.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Eastern end of site falls within the buffer zone of the Birch Road Pond designated wildlife site (SWT Reserve)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Two single TPOs in place along a small section of the north east boundary adjacent to the access lane serving the sewage plant.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Large part of site is affected by Flood zones 2 & 3. Site specific FRA completed.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	99% Grade 3 1% 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	-	Small part at eastern end within 250m of Birch Road landfill site (historic site).
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	No part of site affected.

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL004		Site Name: Land at Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Very small part of site falls within Swan Mere Park
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Part of site is with buffer zone of Ellesmere Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Part of site is within buffer zone of 'The Mere' Wildlife site
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 ⁵	-/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 not 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	Site is adjacent to Swanhill Historic Landfill Site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site contains 3 areas classed as 'unknown filled ground'

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL005		Site Name: Land off Cherry Drive		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Over 50% of site is covered by Flood Zone 2 & 3. The northern part of site could still be developed in conjunction with ELL017b
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL007		Site Name: Land opposite Ellesmere business park		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Newnes Brook runs along eastern boundary and flood zone 2 & 3 affect about 30% of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL008		Site Name: Station Building and Yard, Brownlow Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	0	No Information
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within buffer zone of Ellesmere Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Small part of site is affected by FZ 2&3 this may have an impact on access to Brownlow Road
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	+	Previous industrial use as railway and factory land

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL014		Site Name: The Creamery		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			Small part of site is amenity green space (Canal Wharf)
	▪ 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	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
▪ an outdoor sports facility	-/0	0		
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
▪ a young people's recreational facility	-/+	-		
4	Landscape sensitivity high ²	-	+ / 0	No information for large part of site
	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	-	Within buffer zone of Ellesmere Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Part of site is covered by Ellesmere Conservation Area

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	n/a	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Large part of site is within buffer of 'Birch Road Pond' Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Pne TPO on north west boundary of site
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Large part of site is covered by FZ 2&3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	Site is within buffer of Birch Road Historic Landfill Site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Previous industrial use including dairy

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL016		Site Name: Land adj. cemetery		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within buffer zone of Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within buffer zone of 'The Mere' Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	6 x single TPOs & 2 x groups of TPOs covering a total of 11 trees are located within the site.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/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 not 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	Site is within buffer of Swanhill Historic Landfill Site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL017a		Site Name: Land to the rear of the Hawthorns		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	0	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	6 TPOs around the perimeter of the site
9	Site wholly or partly within an Air Quality Management Area ⁵	-/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 not 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	+	Former railway line along southern boundary

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL017b		Site Name: Land off Almond Drive		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/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 not 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	+	Former railway line through site and along northern boundary.

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL018		Site Name: Land near Blackwater Meadow Marina		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	-	Within buffer of Ellesmere Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within buffer of Ellesmere Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within buffer of 'The Plantation' and 'Birch Road Pond' Wildlife sites
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 ⁵	-/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 not 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	Within buffer of Birch Road Historic Landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL019		Site Name: Land adj to Canal		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within buffer of Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within buffer of Birch Road Pond Wildlife Site
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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Part of site is affected by FZ 2&3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	Part of site within Birch Road Historic LF site buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL020		Site Name: Land adj to Canal		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	- -	Part of site is covered by Ellesmere Conservation Area

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	n/a	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Part of site falls within buffer of Birch Road Pond Wildlife Site
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 ⁵	-/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 not 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	Small part of site is within buffer of Birch Road Historic Landfill Site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Previous general industrial use

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELL021		Site Name: Land west of Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/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 not 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	+	Small part at northern end of site (adj. Dinmore) has record of unknown filled ground

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

Housing Site Assessment: Stage 2b

Site Ref: ELL001	Site Name: Land at Swan Hill
Size (ha)	0.26
Indicative capacity	8
General location	Located between The Mere and Swan Hill
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding area (superficial sand and gravel)
Current use	Shropshire Council Countryside Services
Topography	Flat
Adjoining land uses and boundary features	Residential (Swan Mere Court) to the west, The Mere and Playground to the south and the town Cemetery to the East. The Boundary with the Cemetery is strong being a stone wall with hedge above
Local highway capacity/ constraints	Access acceptable - access is just east of a bend so visibility to west is poor. Visibility to east is also constrained by stone wall of cemetery
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Site not looked at by the Landscape Sensitivity and Capacity study but site is very well contained between cemetery and existing housing. No landscape characteristics in itself.
Planning history or designations	
Land ownership, land agreements and delivery statements	Land owned by Shropshire Council
Access to services/employment areas	Central location with good access to services and areas of employment.
Other constraints	Public footpath with access to The Mere crosses the site
General site related benefits	
Transport and Highways related benefits	Access acceptable Public footpath could easily be maintained alongside a private drive to serve any residential development.
Strategic fit	Within the development boundary
Other relevant	

Ellesmere: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area- Possible setting issues for Conservation Area, and non-designated heritage assets (cemetery and Cremorne Gardens designed landscape)
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otter ▪ Reptiles <p>The site is adjacent to a CWS.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT. Valuable trees and/or hedgerows' will act as a constraint requiring intelligent design solutions (poss. areas of low density development) in order to accommodate natural & built environments sustainably.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Ellesmere: Submission

This is a small brownfield site in the centre of the town with some buildings (some demountable) in use as an office/depot. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, amenity green space, a children's play area, flood risk and for being a previously developed site. It scores negatively for being partly within Cremourne Park, access to a primary school, adjoining the Conservation Area, being within the buffer of The Mere Wildlife site. There are no known air quality issues.

Should the current use cease, the principle of development on this brownfield site within the development boundary of the town has already been accepted and it is fairly likely that this site will come forward as a 'windfall' subject to a satisfactory scheme that satisfies all of the constraints.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL002	Site Name: Land South of Oswestry Road
Size (ha)	6.9
Indicative capacity	208
General location	South west of town on south of A495 approach road from the west (Oswestry). The Lakelands School adjoins to the east / northeast.
Brownfield or Greenfield	Green
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture - pasture
Topography	Domed with a prominent skyline from the north (residential) and south (canal)
Adjoining land uses and boundary features	School and associated playing fields to the north east. Across the A495 to the north/north west is some residential development and the Business Park. All other surrounding land is agricultural. All boundaries consist of hedgerows with trees. There is a small copse at the northernmost point which is also the site of a mast.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report records the site as having a high/medium landscape sensitivity, medium/low Housing Capacity and medium/low Employment Capacity. It is described as being “very much part of the rural approach to the town, which is obscured by topography and dense vegetation to a surprising degree. It is also part of the gently sloping valley side within which sits the Llangollen canal, a very popular resource with its associated towpath, with an integral functional and visual relationship with the site to the south.” In terms of housing capacity “The site has limited capacity for housing in the northern field only adjacent to the school could possibly accommodate housing development without any negative impact on the wider landscape, if fringing vegetation can be retained and protected. Development elsewhere within the site would be visually intrusive and would have a negative impact on the setting of the town, its approach from the south west and the setting of the Canal. In principle, development of this site would be inappropriate because of its impact on the setting of the town and the Llangollen Canal. However, its internal topography and vegetation cover is such that assessment on a field-by-field basis might reveal further housing opportunities.”

Ellesmere: Submission

Planning history or designations	None
Land ownership, land agreements and delivery statements	Land in single ownership. Living Villages have an option on the land.
Access to services/employment areas	Good access to services including education and town centre. Ellesmere Business Park is located on north side of A495.
Other constraints	Would not be possible to link to the Business Park roundabout without including adjoining land to the west (ELL007) which is under different ownership.
General site related benefits	May be able to provide a mixed use solution with up to 2ha of employment related development.
Transport and Highways related benefits	Access acceptable
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 1.44% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ

Ellesmere: Submission

SUDS	
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- newnes brook, most of site out of fp fz map needs check

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

This is a large site in agricultural use on the southern west edge of the town to the east of the roundabout serving Ellesmere Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone and for flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3. Agricultural land quality is grade 3. All sites in Ellesmere are grade 3. There are no known air quality issues.

The Town Council would like to achieve a link between the Wharf development, through this site to the roundabout serving the Business Park. Access to this site should therefore ideally be directly off of the roundabout serving Ellesmere Business Park. The two sites are in separate ownership with no agreement in place at the current time.

Conclusion

Potential windfall site	No
Realistic site	Yes – subject to access

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL003	Site Name: Land South of Ellesmere
Size (ha)	30.9 (proposed residential area = 11ha)
Indicative capacity	250
General location	South of town with the Shropshire Union Canal along the southern boundary. The Lakelands School, sewage plant and former dairy development site adjoin to the northeast. The site adjoins Oswestry Road (A495) to the west of Ellesmere Business Park roundabout.
Brownfield or Greenfield	Green
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Very small part of eastern end and western end of site affected by sand and gravel (superficial) safeguarding area. Does not affect the proposed residential area of the site.
Current use	Agriculture - pasture
Topography	Varies across the site between gentle slopes, a low level central plateau and more undulating land to the west including some mounds.
Adjoining land uses and boundary features	The proposed residential part of the site adjoins the former dairy residential development site and sewage plant to the north east with the Lakelands School and associated playing fields to the north across a small open area (Play/Open area). The Canal runs along the southern and eastern boundary of the larger site. All other surrounding land is agricultural. All boundaries consist of hedgerows with trees.
Local highway capacity/ constraints	Access acceptable. New roundabout proposed to the west of the Ellesmere Business Park roundabout with a new 'spine road' proposed to run through the site to serve the proposed residential area to the north and the leisure/commercial elements to the south.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report records the site as having a high/medium landscape sensitivity, low Housing Capacity and low Employment Capacity. It is described as being “on the southern edge of Ellesmere, which here is undistinguished, with a sewage works, derelict factory site and poor recent housing on adjoining sites all forming considerable detractors. Importantly the area acts as a rural setting for the Llangollen Canal” In terms of housing capacity “The site has no capacity for housing due to its wet low-lying nature and its significance as part of the rural ‘river valley’ setting of the Llangollen Canal.”
Planning history or designations	None
Land ownership, land agreements and delivery statements	Land in single ownership.

Ellesmere: Submission

Access to services/employment areas	Good access to services including education and town centre. Ellesmere Business Park is located on north side of A495.
Other constraints	<ul style="list-style-type: none"> • Flooding is a significant constraint. • It would be better to link to the Business Park roundabout but this would not be possible without including adjoining land to the east (ELL007) which is under different ownership.
General site related benefits	May be able to provide a mixed use solution with up to 20ha of additional employment related development for the town including: a hotel, leisure centre/spa, 188 berth marina, touring caravan site, log cabin site, garden centre, pub/restaurant, bowling green, tennis courts and play barn.
Transport and Highways related benefits	Proposed access acceptable. It would be better to link to the Business Park roundabout. The proposed 'spine road' would provide an alternative route out of the town to the west from the former dairy site and the supermarket.
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	East end of site within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is part of the environmental network. A buffer will be required along canal. There are ponds on site. Protect trees and hedgerows.</p> <p>As the site is within the Environmental Network any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	No comments received
Drainage: Surface water flooding	No comments received
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	No comments received
Countryside	No comments received
Environment Agency	No comments received

Ellesmere: Submission

Community consultation response	<p>Site not consulted on until July 2013 (Revised Preferred Options):</p> <p>The majority of respondents (87% of 97) support Option 2 (ELL003), whilst 7% prefer Option 1 and 6% prefer neither, or did not express a preference. The comments received supporting Option 2 are mostly concerned with this location being preferable for the town due to traffic problems elsewhere, offering employment opportunities for town whilst boosting the local economy, providing much needed tourism facilities and meeting the housing needs of the town. A significant number of people are concerned that the town's infrastructure needs improvement, particularly schools and health facilities. A small number (3) including Shropshire Wildlife Trust are concerned that Option 2 will have a negative impact on the natural environment. English Heritage has concerns about development at the north east end of the site, due to the proximity of the conservation area and Ellesmere Yard group of listed buildings. The Canal and River Trust have also raised a concern over the impact on Ellesmere Yard as well as the canal corridor character and quality, stating that the marina may not be able to achieve a licence to connect to the waterway.</p>
Statutory bodies responses to date	<p>None received</p>

Site Assessment Summary

This is a large site in agricultural use to the south of the town to the east of the roundabout serving Ellesmere Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone and for flood risk, although a full Flood Risk assessment is being carried out to fully understand the developability of the site. Agricultural land quality is grade 3. All sites in Ellesmere are grade 3. There are no known air quality issues.

The Town Council would like to achieve a link between the Wharf development through to Oswestry Road to the west of the town (ideally to the roundabout serving the Business Park). This site is being promoted as a mixed use site offering a link road to Oswestry Road, as well as a variety of commercial/leisure uses (a hotel, leisure centre/spa, 188 berth marina, touring caravan site, log cabin site, garden centre, pub/restaurant, bowling green, tennis courts and play barn) and 250 houses. Subject to the findings of the FRA, development of this site could meet the housing growth target and at the same time offer a great deal in the way of commercial and leisure uses that would contribute significantly to the tourism and leisure facilities of the town.

Conclusion

Potential windfall site	<p>No</p>
Realistic site	<p>Yes – subject to FRA</p>

Recommendation

Preferred option	<p>Potentially, subject to findings of FRA</p>
Allocation in Final Plan	<p>In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan re-allocated this site in preference to a combination of ELL004, ELL008 and ELL017a/b</p>

Notes

Ellesmere: Submission

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.

Ellesmere: Submission

Site Ref: ELL004	Site Name: Land at Grange Road
Size (ha)	6.2 (1.8, 3.37)
Indicative capacity	187 (54, 101)
General location	North east of town to east of Grange Road and Teal Drive. Land extends to the east as far as Swan Hill.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding area (superficial sand and gravel)
Current use	Agriculture - pasture
Topography	Undulating at western end levelling off to the east
Adjoining land uses and boundary features	Land to south, south east and south west is residential. The south eastern boundary is strong as it follows a former railway line. South western boundary is more typical mixed residential treatment. All other surrounding land is in agricultural use and has hedgerow boundaries with hedgerow trees most of which are mature. The site itself consists of 3 distinct fields and part of one larger field at the eastern end. These fields are divided by natural mature hedgerows with mature hedgerow trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report looked at the single westernmost field and records this site as having a medium/low landscape sensitivity, medium Housing Capacity and low Employment Capacity. It is described as “sloping gently up to the settlement...but of varied internal topography indicative of tipping or land raising.....Rather than being part of the wider farmed landscape, this field appears to be a backlot to adjacent development, tucked into a hillside and screened by vegetation.” In terms of housing capacity “The site has capacity for housing as it is adjacent to recent housing development, from which access is available, and is not overlooked by other than these recent houses. It is partly screened by the disused railway and its vegetation to the east.... There are no medium or long views into the site, due to the rising topography to the north and woodland to the north east.”
Planning history or designations	
Land ownership, land agreements and	Site is in a single ownership and promoted for residential development in 2 phases delivering approximately 82 homes and 56 homes respectively.

Ellesmere: Submission

delivery statements	
Access to services/employment areas	Well located with good access to services and areas of employment.
Other constraints	Overhead lines cross the site.
General site related benefits	Well related to existing recent development with access direct from Teal Drive and Kingfisher Walk.
Transport and Highways related benefits	Access acceptable
Strategic fit	Well related to existing residential development in this area of the town.
Other relevant information	NSDC LP designated the area as being of 'special environmental interest' Policy L5 – now replaced by CS6 Sustainable Design and Development Principles

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 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.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town. Consultation at Preferred Options stage highlighted concerns about the scale of the growth target for Ellesmere in the context of infrastructure capacity constraints,
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Ellesmere: Submission

	<p>however, the Town Council supported the growth target, which is based on past development rates. The proposed allocation of the land adjacent to the cemetery (ELL016) prompted a very large number of objections, due to the potential impact on the Mere and its environs.</p> <p>Consultation responses at 'Revised Preferred Options' stage in 2013 endorsed the deletion of the former preferred site adjacent to cemetery (ELL016) for housing and identified a preferred option for housing delivery which was to allocate site ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b.</p>
Statutory bodies responses to date	None received

Site Assessment Summary

Well contained site in agricultural use on the northern edge of town adjacent to recent residential development. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park, or garden, amenity green space, a children's play area and for flood risk. It scores negatively for access to a primary school, a young people's recreation facility, for being within the buffer zone of Ellesmere Conservation Area. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. There are no known air quality issues.

The site scores well in terms of relationship to services and facilities and the primary school is still reasonably accessible. Development in this location would be well contained and easily assimilated into the existing built form in this part of the town. The preferred allocation would be limited to 'phase 1' of the site which is located at the south west end adjacent to Teal Drive with 'phase 2' not allocated at this stage.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes – Phase 1 (south west) to provide up to 82 dwellings
Allocation in Final Plan	No - In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan re-allocated ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b

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.

Ellesmere: Submission

Site Ref: ELL005	Site Name: Land off Cherry Drive
Size (ha)	3.11
Indicative capacity	93
General location	West of urban area and north of area which was allocated as 'Industrial' by the NSDC LP
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture – rough unimproved/unmanaged pasture/meadow
Topography	Two fairly level fields. Site is slightly lower level at southern end (field) with a gradual rise to north (east).
Adjoining land uses and boundary features	Land to east is residential. All other surrounding land is agricultural. Field boundaries are a mixture of wooden fences and outgrown hedgrows.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Fairly flat enclosed fields that are not visible in the wider landscape (Site not looked at by the North Shropshire Landscape Sensitivity and Capacity Mapping report .
Planning history or designations	
Land ownership, land agreements and delivery statements	Owned by Fletcher Homes
Access to services/employment areas	Well located with good access to services and areas of employment.
Other constraints	Southern field is completely subject to flood risk. Northern field is only affected along the boundary with the southern field
General site related benefits	
Transport and Highways related benefits	Access acceptable
Strategic fit	Adjacent to recent development
Other relevant	Access would only be possible via Magnolia Drive or through ELL017b to the

Ellesmere: Submission

information	north east due to flood risk.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Water Voles ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 64% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	42% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- modelling of wc required large part in fp
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

Ellesmere: Submission

Well contained site consisting of two fields in agricultural use (currently overgrown scrub) on the north western edge of town adjacent to recent residential development. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, amenity green space, a children's play area. It scores negatively for floodrisk, access to a local park or garden, open space, a young people's recreation facility. The agricultural land quality is grade 3 - All sites in Ellesmere are grade 3. There are no known air quality issues.

The site scores relatively well in terms of relationship to services and facilities. The site is significantly affected by flood risk (over 50%) but most of the northern field is not affected and may be developable. Adjacent sites to north east (ELL017a & ELL017b) are preferred sites and the northern field may provide a further logical extension if required at some point in the future but probably not during the plan period up to 2026.

Conclusion

Potential windfall site	No
Realistic site	Northern field may be realistic

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL007	Site Name: Land opposite Ellesmere business park
Size (ha)	1.3
Indicative capacity	39
General location	South of Ellesmere Business Park on southern side of A 495
Brownfield or Greenfield	Greenfield (and residential)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Large part of site is covered by a minerals safeguarding area – superficial sand and gravel.
Current use	Pasture and residential
Topography	Low lying and dipping down to the Newnes Brook which runs along the eastern boundary
Adjoining land uses and boundary features	Agriculture on this (south) side of A495. Business Park to north. Boundaries are marked by hedgerows with some hedgerow trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report records the site as having a high/medium landscape sensitivity, medium/low Housing Capacity and medium/low Employment Capacity. It is described as being “very much part of the rural approach to the town, which is obscured by topography and dense vegetation to a surprising degree.” In terms of housing capacity “The site has limited capacity for housingdevelopment elsewhere within the site would be visually intrusive and would have a negative impact on the setting of the town, its approach from the south west and the setting of the Canal. In principle, development of this site would be inappropriate because of its impact on the setting of the town and the Llangollen Canal. However, its internal topography and vegetation cover is such that assessment on a field-by-field basis might reveal further housing opportunities.”
Planning history or designations	Part of site considered by NSDC LP Public Inquiry 2005. It was recommended that site not be allocated due to it’s poor relation to the built up area of the town.
Land ownership, land agreements and delivery statements	Single ownership
Access to	Reasonably good access to services including education and town centre.

Ellesmere: Submission

services/employment areas	Ellesmere Business Park is located on north side of A495.
Other constraints	
General site related benefits	Could provide access to ELL002 from roundabout
Transport and Highways related benefits	Access acceptable – would provide opportunity to gain a southern leg to the Business Park roundabout.
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 31% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- fz map need modelling update - main river

Ellesmere: Submission

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.	
Statutory bodies responses to date	None received	

Site Assessment Summary

This site is in mixed agricultural and residential use on the south west edge of the town opposite the Business Park and adjacent to the roundabout serving the Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility and for flood risk. Agricultural land quality is grade 3. All sites in Ellesmere are grade 3. There are no known air quality issues.

The Town Council would like to achieve a link between the Wharf development, through the adjoining site (ELL002) to the roundabout serving the Business Park. Access to this site should therefore ideally be directly off of the roundabout serving Ellesmere Business Park. The two sites are in separate ownership with no agreement in place at the current time.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL008	Site Name: Station Building and Yard, Brownlow Road
Size (ha)	1.7
Indicative capacity	52
General location	Just north of town centre off Brownlow Road, the site is within the existing settlement development boundary.
Brownfield or Greenfield	Brownfield – Former railway station and yard
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Part of site is used for outside storage but is mostly vacant. Brownlow Road access is used as access to rear of Fullwood Premises (ELL013) to the east.
Topography	Level site.
Adjoining land uses and boundary features	Mixed adjoining uses include residential to the south and part of north, the primary school is located to the west across Elson Road, there is some agricultural land to the north east and Fulwoods factory is to the east. The boundary treatments are also very mixed.
Local highway capacity/ constraints	Access acceptable - Site can only be accessed from Brownlow Road due to railway bridge on Elson Road
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Brownfield site within urban area of town.
Planning history or designations	Outline permission granted (and lapsed) for 5 dwellings on a small part of site ref : NS/04/00377/OUT
Land ownership, land agreements and delivery statements	Land in single ownership. Proposed density of 40dph would deliver 64 dwellings assuming a developable area of 1.6ha
Access to services/employment areas	Central location with good access to services and areas of employment.
Other constraints	
General site related benefits	Redevelopment of derelict/vacant brownfield site in town centre location.
Transport and Highways related benefits	
Strategic fit	Site is located within urban fabric of the town
Other relevant information	

Ellesmere: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area- Any development would need to respect curtilage and setting of Listed station building
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	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. 18 of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town. Consultation at Preferred Options stage highlighted concerns about the scale of the growth target for Ellesmere in the context of infrastructure capacity constraints, however, the Town Council supported the growth target, which is based on past development rates. The proposed allocation of the land adjacent to the cemetery (ELL016) prompted a very large number of objections, due to the potential impact on the Mere and its environs.</p> <p>Consultation responses at 'Revised Preferred Options' stage in 2013 endorsed the deletion of the former preferred site adjacent to cemetery (ELL016) for housing and identified a preferred option for housing delivery which was to allocate site ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b.</p>
Statutory bodies responses to date	None received

Ellesmere: Submission

Site Assessment Summary

This site is a large brownfield site located within the town development boundary to the north of the town centre. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace and access to a childrens play area. It also scores positively for having a previous industrial use (railway and factory) as this will minimise the need for greenfield land whilst bringing this site back into use. It scores negatively being within the buffer zone of the Conservation Area, for access to a local park or garden, open space and a young people's recreation facility and for flood risk. There are no known air quality issues.

Development of this site offers the opportunity to regenerate this brownfield site which is well located within the town development boundary and bring it back into use. Residential development borders the site to the south, west and north west. The site is also within very easy walking distance of the primary school and the town centre.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	Yes
Allocation in Final Plan	No - In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan re-allocated ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b

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.

Site Ref: ELL014	Site Name: The Creamery
Size (ha)	12.63
Indicative capacity	379
General location	South of town centre within existing settlement development boundary
Brownfield or Greenfield	Brownfield – former Dairy Crest Site.
Planning history or designations	Site is allocated for housing development in former District Local Plan 2005 and has outline consent for 379 dwellings. Development has commenced.
Realistic Site	Yes - Full assessment not undertaken for Preferred Options SAMDev Plan, as site is allocated for housing development in former District Local Plan and has outline consent for 379 dwellings.
Preferred Option	Yes – for 379 dwellings in accordance with outline consent, as may be amended. The need to show the site as an existing commitment in the Final Plan will be reviewed depending on progress on site.

Ellesmere: Submission

Site Ref: ELL016	Site Name: Land adj. cemetery
Size (ha)	1.0
Indicative capacity	22
General location	Located between The Mere and Swan Hill, immediately adjacent (east of) cemetery
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding area (superficial sand and gravel)
Current use	Grazing paddock partly partitioned for poultry
Topography	Fairly level site but raised above road by approximately 1m. Site then slopes down towards the Mere to the east/south east boundary.
Adjoining land uses and boundary features	Residential to the north of Swan Hill, The Mere and Cremorne Gardens are located to the east and the south and the town Cemetery to the west. The Boundary with the Cemetery is formed by a row of leylandii trees.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria) Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The Landscape Sensitivity and Capacity study finds that the Housing Capacity of the site is low due to its proximity to the Mere which is an important local feature. The study states that a cemetery extension would appear to be the most sensible use of the land.
Planning history or designations	2005/6 – Failed Compulsory Purchase of the land for an extension to the cemetery with costs awarded against the Council (NSDC).
Land ownership, land agreements and delivery statements	Land owned by C.J.Homes & confirmed as available and deliverable. A four metre strip of land along the boundary with the cemetery is offered to be used as either a right of way or an extension to the cemetery.
Access to services/employment areas	Central location with good access to services and areas of employment.
Other constraints	
General site related benefits	The land owner has offered a strip of land along the boundary with the cemetery that could be used to either provide a small extension capable of accommodating around 75 extra burial plots or a footpath link from Swan Hill through to Cremorne Gardens.
Transport and	

Ellesmere: Submission

Highways related benefits	
Strategic fit	Well located, accessible and deliverable site. Site could deliver up to approximately 22 new dwellings of the 321 required for the town.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site immediately adjacent to a Conservation Area, a 19 th century cemetery and Cremorne Gardens, a designed landscape of regional significance. Development may not be acceptable on this site and a full Heritage Assessment would need to be prepared in discussion with the LPA prior to submission of any application
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Dormouse ▪ Water voles ▪ Reptiles ▪ Otter <p>The site is adjacent to a County Wildlife Site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White mere Ramsar, refer to HRA report.</p> <p>CONSTRAINT - This site is immediately adjacent to a County Wildlife Site and to the Environmental Network. Site design will need to take into account the need for a buffer to separate any development from the ecologically sensitive designated site. This may limit the achievable density on the site. Lighting on the site will need to take account of the presence of foraging and commuting bats.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT - mature TPOd trees to south-east boundary. NB - Forestry Commission is currently investigating tree felling at this site
Environmental Health	No comments received
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.

Ellesmere: Submission

Countryside	The plot immediately adjacent to The Cremorne Gardens of The Mere at Ellesmere Park. This is considered a 'quiet recreation garden and this proposed development could impact on the park. The Cremorne Gardens are registered as a historic designed parkland and therefore there are some concerns about visual impact on gardens and could be detrimental to the historic character of the park. There are also some concerns about groundwater in terms of level to The Mere and contamination of The Mere. There could be increased general disturbance to wildlife on the narrow strip between the development and The Mere.
Environment Agency	No comments received

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the town along the main transport routes with good access to employment and infrastructure.</p> <p>2012 comments - The proposed allocation of the land adjacent to the cemetery prompted a very large number of responses. It is not supported by the vast majority of respondents including the Town Council due to the potential impact on the Mere and its environs.</p> <p>2013 Revised preferred Options comments: The majority (89% of 88 respondents) agree that this site should not be allocated for development due to its location adjacent to the Mere and the negative impact this could cause, as well as a negative on tourism. A small number of respondents feel that the land should be used to extend the cemetery.</p>
Statutory bodies responses to date	None received

Site Assessment Summary

This is a small greenfield site in use as a paddock. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and is located within the buffer zones for the Conservation Area, Ellesmere Castle SAM and a historic landfill site. The site also scores negatively on Landscape Sensitivity due to its location next to the Mere and several TPOs are located within the site covering a total of 11 trees. Agricultural land quality is grade 3 which is the same classification for all sites around Ellesmere. There are no known air quality issues. The impact of development on Cremorne Gardens, The Mere and the Conservation Area is a significant consideration.

The Town Council and the Burial Board would like the land to be preserved for future extension of the town cemetery. In 2006 The Secretary of State concluded to be in agreement with the Inspector of the Local Inquiry who found that the Compulsory Purchase Order of the land for use as an extension to the cemetery was not justified. The land owner has offered a strip of land along the boundary with the cemetery that could be used to either provide a small extension capable of accommodating around 75 extra burial plots or a footpath link from Swan Hill through to Cremorne Gardens.

Whilst development of this site could offer a community benefit by way of providing additional land for an extension to the town cemetery, this would need to be balanced against a number of issues including Environmental networks, Landscape Sensitivity, impact on Cremorne Gardens, The Mere and the Conservation Area which would all need to be given utmost consideration. Tree

Ellesmere: Submission

Preservation Orders would also need to be adhered to (the TPOs are restricted to the tree belt that runs along the eastern boundary).

Assuming that these issues can be abated by careful and sensitive site design, the site could potentially be developed at a reduced capacity. The area is in a good location adjacent to an existing built up area of the town and the Mere and is within easy walking distance of the town centre. Development here would not represent a new direction for growth for Ellesmere as it is a discrete site that is bounded by the Mere and would represent a 'rounding off' of this part of the town. However, as part of the 2012 Preferred Options Consultation this site received a large number of objection responses from members of the public, Shropshire Wildlife Trust, the Town Council and does not have the Local Member support. It is possible to meet the future housing needs of Ellesmere at other locations around the town, without the development of this locally sensitive site.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL017a	Site Name: Land to the rear of the Hawthornes
Size (ha)	2.88
Indicative capacity	86
General location	West of the urban area; The Hawthornes and Cherry Drive
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture
Topography	Level site
Adjoining land uses and boundary features	Residential to north and east. Agriculture to west. Boundaries to the south, west and north west are mature hedgerows with some mature trees within. The north west hedgerow is a double hedge indicating a green lane.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria) Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	Ellesmere Place Plan (2011-2012) <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study records this site as having a medium/low landscape sensitivity, medium Housing Capacity and low Employment Capacity. It is described as being “set back from the B5068 behind recent housing development and screened from wider view on the approach to the town by local topography and hedging, although part of the site is fenced to the roadside. Although part of the wider farmed landscape associated with Loop Farm, the site is well screened from wider view, assisted by tall vegetation along the disused railway. Views are available to and from Loop Farm and from houses on the eastern edge of the town.” In terms of housing capacity “The site has capacity for housing as a combination of topography and vegetation screens it effectively from wider view on the approach to the town, and it is only visible from adjacent housing and access points within recent housing development adjacent to the northern and eastern edges of the site. Development here would fit with the urban pattern”.
Planning history or designations	None
Land ownership, land agreements and	Northern part of site is owned by Fletcher Homes, they have an option on the southern part.

Ellesmere: Submission

delivery statements	
Access to services/employment areas	Well located with good access to services and areas of employment.
Other constraints	Three mature trees stand within the site. Several more are within the hedgerows to the west/north west.
General site related benefits	
Transport and Highways related benefits	Good access available from The Hawthorns. Trimpley Street has an area that is limited to single file traffic which limits the free flow of traffic between the town centre and Elson Road. Development of this site would place increased pressure on the traffic flow in this area.
Strategic fit	Development of this site would be in keeping with the existing urban pattern.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <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 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town. Consultation responses at 'Revised Preferred Options' stage in 2013 endorsed the deletion of the former preferred site adjacent to cemetery (ELL016) for housing and identified a preferred option for housing delivery which was to allocate site ELL003
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Ellesmere: Submission

	in preference to a combination of ELL004, ELL008 and ELL017a/b.
Statutory bodies responses to date	None received

Site Assessment Summary

This is a large site in agricultural use located to the north west of the town and south of Elson Road with access via The Hawthorns. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to a local park or garden, access to amenity greenspace, access to a childrens play area and for flood risk. It scores negatively for access to open space and a young people's recreation facility For being with the buffer zone of the Conservation Area and for Tree Preservation Orders (there are 6 around the perimeter of the site. Agricultural land quality is grade 3 - all sites in Ellesmere are grade 3. There are no known air quality issues.

The site scores well in terms of relationship to services and facilities. Development in this location could be easily assimilated into the existing built form in this part of the town whilst not having a significant impact on the wider landscape. Development of this site is dependent on a highway improvement at Trimpley Street which would require the relocation of the Medical Centre and is therefore not likely to come forward until the latter part of the plan period (post 2021).

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes – post 2021 and dependent on a highway improvement scheme at Trimpley Street.
Allocation in Final Plan	No - In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan re-allocated ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b

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.

Ellesmere: Submission

Site Ref: ELL017b	Site Name: Land off Almond Drive
Size (ha)	1.14
Indicative capacity	34
General location	West of the urban area; Almond Drive and Cherry Drive
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture
Topography	Fairly level site
Adjoining land uses and boundary features	Residential to east. Agriculture to north, west and south. Boundaries to the north and south are mature hedgerows whereas the eastern boundary is a mixture of more domestic treatments. The western boundary is not marked as the site is part of a larger field.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale - access improved by linking 17b and 05
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study records this site as having a medium/low landscape sensitivity, medium Housing Capacity and low Employment Capacity. It is described as being “set back from the B5068 behind recent housing development and screened from wider view on the approach to the town by local topography and hedging, although part of the site is fenced to the roadside. Although part of the wider farmed landscape associated with Loop Farm, the site is well screened from wider view, assisted by tall vegetation along the disused railway. Views are available to and from Loop Farm and from houses on the eastern edge of the town.” In terms of housing capacity “The site has capacity for housing as a combination of topography and vegetation screens it effectively from wider view on the approach to the town, and it is only visible from adjacent housing and access points within recent housing development adjacent to the northern and eastern edges of the site. Development here would fit with the urban pattern”.
Planning history or designations	None
Land ownership, land agreements and	Fletcher Homes have an option on the land.

Ellesmere: Submission

delivery statements	
Access to services/employment areas	Well located with good access to services and areas of employment.
Other constraints	
General site related benefits	
Transport and Highways related benefits	Good access available from Almond Drive. Trimpley Street has an area that is limited to single file traffic which limits the free flow of traffic between the town centre and Elson Road. Development of this site would place increased pressure on the traffic flow in this area.
Strategic fit	Development of this site would be in keeping with the existing urban pattern.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <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 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town. Consultation responses at 'Revised Preferred Options' stage in 2013 endorsed the deletion of the former preferred site adjacent to cemetery (ELL016) for housing and identified a preferred option for housing delivery which was to allocate site ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b.
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Ellesmere: Submission

Statutory bodies responses to date	None received
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Site Assessment Summary

This site is in agricultural use located to the north west of the town and south of Elson Road with access via adjoining site ELL017a to the north east and Almond Drive to the south east. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access to amenity greenspace, access to a childrens play area and for flood risk. It scores negatively for access to a local park or garden, open space and a young people's recreation facility. Agricultural land quality is grade 3 - all sites in Ellesmere are grade 3. There are no known air quality issues.

The site scores well in terms of relationship to services and facilities. Development in this location could be easily assimilated into the existing built form in this part of the town whilst not having a significant impact on the wider landscape. Access to the site would be possible via site ELL017a and also via Almond Drive. Development of this site is dependent on a highway improvement at Trimpley Street which would require the relocation of the Medical Centre and is therefore not likely to come forward until the latter part of the plan period (post 2021).

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes – post 2021 and dependent on a highway improvement scheme at Trimpley Street.
Allocation in Final Plan	No - In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan re-allocated ELL003 in preference to a combination of ELL004, ELL008 and ELL017a/b

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.

Ellesmere: Submission

Site Ref: ELL018	Site Name: Land near Blackwater Meadow Marina
Size (ha)	1.16
Indicative capacity	35
General location	South east of town on east side of Birch Road, north of Blackwater Meadow Marina.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Site completely within a minerals safeguarding area – superficial sand and gravel.
Current use	Agriculture - pasture
Topography	Gently undulating
Adjoining land uses and boundary features	Residential and woodland to north, marina to south & recreation land to the west across Birch Road. Boundary is a mixture of fence, hedge and wood. The eastern boundary is not marked as site is only part of a larger field.
Local highway capacity/ constraints	Birch Road
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Not covered by the North Shropshire Landscape Sensitivity and Capacity Study. Site is of high landscape quality but does sit very discretely within the wider landscape.
Planning history or designations	None
Land ownership, land agreements and delivery statements	Single ownership
Access to services/employment areas	Well located with good access to services and areas of employment.
Other constraints	Overhead lines cross the site. There may also be an issue with deep peat deposits in this area.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Development of this site would not be in keeping with the existing urban pattern as the character and feel is very rural.
Other relevant	

Ellesmere: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a SAM and also within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is adjacent to a CWS.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	No comments received
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

This site is agricultural use as grazing land on the south east edge of the town to the east of Birch Road and north of Blackwater Meadow Marina. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a local park or garden, open space, amenity greenspace and for flood risk. It scores negatively for access to a primary school, a young

Ellesmere: Submission

people's recreation facility, a childrens play area for being within the buffer zones of Ellesmere Castle SAM, Ellesmere Conservation Area and Birch Road Historic Landfill site. Agricultural land quality is grade 3 - all sites in Ellesmere are grade 3. There are no known air quality issues.

This area of the town and the site itself has a feel that is quite rural reflecting the transition from urban to rural. Nearby residential development is very low density and Birch Road itself is quite narrow as it approaches the town centre which would be the main access route to this site. Overall, the site actually feels quite remote from the main residential areas of the town and feels more closely related to the canal and its environs.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL019	Site Name: Land adj to Canal
Size (ha)	7.64
Indicative capacity	229
General location	Land south of Creamery and sewage station site and north of the canal.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Extreme eastern part of site falls within a minerals safeguarding area – sand & gravel (superficial)
Current use	Agricultural
Topography	Gently sloping down from the canal in a northern direction towards the boundary with the Creamery site.
Adjoining land uses and boundary features	The site is enclosed largely by hedgerows with some hedgerow trees except along part of the north west boundary adjoining the creamery site where concrete post and wire fencing is present. The Llangollen Branch of the Shropshire Union Canal runs along the entire eastern/southern boundary with agricultural land beyond. The sewage works are located to the north along with the former creamery
Local highway capacity/ constraints	Access is dependant upon another site being developed - no direct access to local highway network.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity report looked at the site as part of a group of fields along the north side of the Llangollen Canal and records this site as having a high/medium landscape sensitivity, low Housing Capacity and low Employment Capacity. The report describe the site as “Importantly the area acts as a rural setting for the Llangollen Canal. The main viewpoint is from a footbridge over the canal, which affords views along the site.” In terms of housing capacity “The area has no capacity for housing due to its wet low-lying nature and its significance as part of the rural river valley setting of the Llangollen canal.”
Planning history or designations	Pre app – 11/00443 Proposed new Marina
Land ownership, land agreements and delivery statements	Proposed development of site is for a new marina and associated touring caravan park and log cabin accommodation.
Access to services/employment areas	n/a

Ellesmere: Submission

Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Not well related to the urban fabric of the town.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area- Possible setting issues for Conservation Area and Listed Buildings
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 21% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- fz map would need modelling

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of
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Ellesmere: Submission

	growth, the majority are in favour of development to the south and west of the Town.	
Statutory bodies responses to date	None received	

Site Assessment Summary

This site is agricultural use as grazing land on the southern edge of the town to the north of the canal. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and for access to amenity greenspace. It scores negatively for access to a primary school, a young people's recreation facility, a childrens play area, a local park or garden, open space, for being within the buffer zones of Birch Road Pond Wildlife Site, Ellesmere Conservation Area and Birch Road Historic Landfill site and for flood risk. Agricultural land quality is grade 3 - all sites in Ellesmere are grade 3. There are no known air quality issues.

This area of the town and the site itself has a feel that is quite rural reflecting the transition from urban to rural. Nearby residential development at the Wharf site will adjoin this site but will in effect increase the importance of this site and the contribution it makes to the setting of the canal and in particular the Conservation Area which it is immediately adjacent to. Site is not suitable for residential development but is being promoted for leisure use. The Council is not allocating sites for leisure or tourism related uses at this stage and therefore the site would need to be assessed as a windfall site for this type of use or at a subsequent site allocations stage.

Conclusion

Potential windfall site	Residential – No, Tourism – possible site
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL020	Site Name: Land south of Canal
Size (ha)	2.85
Indicative capacity	n/a
General location	South of the town beyond (south of) the canal. The site includes the British Waterways yard.
Brownfield or Greenfield	Part brown part green
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes – large part of site is covered by a minerals safeguarding area for superficial sand and gravel.
Current use	Approximately 50% of the site is currently used as British Waterways yard and includes a number of listed buildings including existing residential uses. This part of the site is within a Conservation Area. The remainder of the site is ungrazed scrub/rough pasture.
Topography	Sloping site from south east to north west down towards the canal.
Adjoining land uses and boundary features	Canal follows and forms the north west boundary. The remaining boundaries of the undeveloped part of the site are marked by mature hedgerows with some mature trees along the south east boundary. The developed part of the site is contained within stone walls around the yard with more domestic but still mature hedge around the domestic part of the site at the north eastern end.
Local highway capacity/ constraints	
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	
Planning history or designations	Developed part of the site is covered by Ellesmere Conservation Area.
Land ownership, land agreements and delivery statements	Proposal is for a mixed use scheme to enhance the existing uses of the site (Ellesmere Yard) with some enabling development and car parking on the undeveloped area.
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related	

Ellesmere: Submission

benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area- Possible setting issues for Conservation Area and Listed Buildings
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	Question drainage facilities here: is mains drainage accessible? Unsuitable location for septic tank installation.
Drainage: Watercourse flooding	No comments received
Drainage: Surface water flooding	No comments received
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	No comments received
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

Ellesmere: Submission

Site is being promoted for a mixed use scheme to enhance the existing uses of the site (Ellesmere Yard) with some enabling development and car parking on the undeveloped area to the south west. The SAMDev will not make allocations for this type of development which should be dealt with by application and assessed against relevant Policies.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELL021		Site Name: Land west of Grange Road	
Size (ha)	4.69		
Indicative capacity	141		
General location	North of town beyond the built up area on the west side of Grange Road.		
Brownfield or Greenfield	Green		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No		
Current use	Unimproved pasture		
Topography	Relatively flat but gently undulating and falling away to west.		
Adjoining land uses and boundary features	Some scattered mature residential uses on Grange Road to the east, an unused employment allocation (pasture) to the south, extending to more agricultural land to the west and north.		
Local highway capacity/ constraints			
Other critical infrastructure constraints ¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) 		
Inherent landscape character ²	Not covered by assessment		
Planning history or designations	None		
Land ownership, land agreements and delivery statements	Land promoted on behalf of land owner.		
Access to services/employment areas	Reasonable walking distance to town centre and local services / employment.		
Other constraints			
General site related benefits			
Transport and Highways related benefits			
Strategic fit	Site is currently adjacent to the development boundary but this is drawn around an unused employment allocation which is currently agricultural greenfield land. The site is separate and not well related to the existing residential areas of the town.		
Other relevant			

Ellesmere: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 3km from Brown Moss SAC and Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING / SIGNIFICANT CONSTRAINT. Boundary hedgerows & mature trees. Mature field trees internally. Good development standoff required.
Environmental Health	No comments received
Drainage: Watercourse flooding	No comments received
Drainage: Surface water flooding	No comments received
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	No comments received
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

This site is agricultural use as grazing land to the north of the town to the west of Grange Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, amenity greenspace, a childrens play area and for flood risk. It scores negatively for access to a local park or garden, open space, a young people's recreation

Ellesmere: Submission

facility. Agricultural land quality is grade 3 - all sites in Ellesmere are grade 3. There are no known air quality issues.

Site is currently adjacent to the development boundary but this is drawn around an unused employment allocation which is currently agricultural greenfield land. The site is separate and not well related to the existing residential areas of the town.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Employment Site Assessment: Stage 2a

Site ref: ELR039 (ELL002/R)		Site Name: Land adj. The Lakelands School, Scotland Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Very small part of site (>5%) is within the Conservation Area buffer zone.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Very small strip along the western boundary is affected by Flood zones 2 & 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	+	Pond at centre of site is registered as 'unknown filled ground'

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: Ellesmere

Site ref: ELR040 (ELL007 employment site larger)		Site Name: Land opposite Ellesmere Business Park, Scotland Street, Ellesmere		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	NE tip only
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			an amenity green-space under 50% a children's play area only northern tip
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

Site ref: ELR040 (ELL007 employment site larger)		Site Name: Land opposite Ellesmere Business Park, Scotland Street, Ellesmere		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Western side of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: Ellesmere

Site ref: ELR074		Site Name: Ellesmere Business Park, Phase 2		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	SE tip only
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			an amenity green-space under 50% a children's play area only southern tip
	▪ 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 ²	-	0	
	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	

Ellesmere: Submission

Site ref: ELR074		Site Name: Ellesmere Business Park, Phase 2		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Small watercourse crosses site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not 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	

Ellesmere: Submission

Site Assessment: Stage 2a

Settlement: ELLESMERE

Site ref: ELR075 (ELL015)		Site Name: Land west of Grange Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			
	▪ 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 ²	-	+	
	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	

Ellesmere: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/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 not 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	+	Small part at northern end of site (adj. Dinmore) has record of unknown filled ground

Ellesmere: Submission

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. 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

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

Ellesmere: Submission

Employment Site Assessment: Stage 2b

Site Ref: ELR039 (ELL002)	Site Name: Land adj. the Lakelands School, Scotland St
Size (ha)	7.0
Indicative capacity	n/a
General location	South west of town on south of A495 approach road from the west (Oswestry). The Lakelands School adjoins to the east / northeast.
Brownfield or Greenfield	Green
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture - pasture
Topography	Domed with a prominent skyline from the north (residential) and south (canal)
Adjoining land uses and boundary features	School and associated playing fields to the north east. Across the A495 to the north/north west is some residential development and the Business Park. All other surrounding land is agricultural. All boundaries consist of hedgerows with trees. There is a small copse at the northernmost point which is also the site of a mast.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report records the site as having a high/medium landscape sensitivity, medium/low Housing Capacity and medium/low Employment Capacity. It is described as being “very much part of the rural approach to the town, which is obscured by topography and dense vegetation to a surprising degree. It is also part of the gently sloping valley side within which sits the Llangollen canal, a very popular resource with its associated towpath, with an integral functional and visual relationship with the site to the south.” In terms of housing capacity “The site has limited capacity for housing in the northern field only adjacent to the school could possibly accommodate housing development without any negative impact on the wider landscape, if fringing vegetation can be retained and protected. Development elsewhere within the site would be visually intrusive and would have a negative impact on the setting of the town, its approach from the south west and the setting of the Canal. In principle, development of this site would be inappropriate because of its impact on the setting of the town and the Llangollen Canal. However, its internal topography and vegetation cover is such that assessment on a field-

Ellesmere: Submission

	by-field basis might reveal further housing opportunities.”
Planning history or designations	None
Land ownership, land agreements and delivery statements	Land in single ownership. Living Villages have an option on the land.
Access to services/employment areas	Good access to services including education and town centre. Ellesmere Business Park is located on north side of A495.
Other constraints	Would not be possible to link to the Business Park roundabout without including adjoining land to the west (ELL007) which is under different ownership.
General site related benefits	May be able to provide a mixed use solution with up to 2ha of employment related development.
Transport and Highways related benefits	Access acceptable
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 1.44% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ

Ellesmere: Submission

SUDS	
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- newnes brook, most of site out of fp fz map needs check

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

This is a large site in agricultural use on the southern west edge of the town to the east of the roundabout serving Ellesmere Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility, for being partly within the Conservation Area buffer zone and for flood risk, although only a small strip along the west boundary is affected by FZ 2 & 3. Agricultural land quality is grade 3. All sites in Ellesmere are grade 3. There are no known air quality issues.

The Town Council would like to achieve a link between the Wharf development, through this site to the roundabout serving the Business Park. Access to this site should therefore ideally be directly off of the roundabout serving Ellesmere Business Park. The two sites are in separate ownership with no agreement in place at the current time.

Conclusion

Potential windfall site	No
Realistic site	Yes – subject to access

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELR040 (ELL007)	Site Name: Land opposite Ellesmere business park
Size (ha)	3.00
Indicative capacity	n/a
General location	South of Ellesmere Business Park on southern side of A 495
Brownfield or Greenfield	Greenfield (and residential)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Large part of site is covered by a minerals safeguarding area – superficial sand and gravel.
Current use	Pasture and residential
Topography	Low lying and dipping down to the Newnes Brook which runs along the eastern boundary
Adjoining land uses and boundary features	Agriculture on this (south) side of A495. Business Park to north. Boundaries are marked by hedgerows with some hedgerow trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Mapping report records the site as having a high/medium landscape sensitivity, medium/low Housing Capacity and medium/low Employment Capacity. It is described as being “very much part of the rural approach to the town, which is obscured by topography and dense vegetation to a surprising degree.” In terms of housing capacity “The site has limited capacity for housingdevelopment elsewhere within the site would be visually intrusive and would have a negative impact on the setting of the town, its approach from the south west and the setting of the Canal. In principle, development of this site would be inappropriate because of its impact on the setting of the town and the Llangollen Canal. However, its internal topography and vegetation cover is such that assessment on a field-by-field basis might reveal further housing opportunities.”
Planning history or designations	Part of site considered by NSDC LP Public Inquiry 2005. It was recommended that site not be allocated due to it’s poor relation to the built up area of the town.
Land ownership, land agreements and delivery statements	Single ownership
Access to services/employment	Reasonably good access to services including education and town centre. Ellesmere Business Park is located on north side of A495.

Ellesmere: Submission

areas	
Other constraints	
General site related benefits	Could provide access to ELL002 / ELR039 from roundabout
Transport and Highways related benefits	Access acceptable – would provide opportunity to gain a southern leg to the Business Park roundabout.
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 31% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- fz map need modelling update - main river

Community	Summary results / issues arising from consultations at the Preferred Options and
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Ellesmere: Submission

consultation response	Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.	
Statutory bodies responses to date	None received	

Site Assessment Summary

This site is in mixed agricultural and residential use on the south west edge of the town opposite the Business Park and adjacent to the roundabout serving the Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility and for flood risk. Agricultural land quality is grade 3. All sites in Ellesmere are grade 3. There are no known air quality issues.

The Town Council would like to achieve a link between the Wharf development, through the adjoining site (ELL002) to the roundabout serving the Business Park. Access to this site should therefore ideally be directly off of the roundabout serving Ellesmere Business Park. The two sites are in separate ownership with no agreement in place at the current time.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Ellesmere: Submission

Site Ref: ELR074	Site Name: Ellesmere Business Park Phase 2
Size (ha)	6.15
Indicative capacity	n/a
General location	North of existing Ellesmere Business Park
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Large part of site is covered by a minerals safeguarding area – superficial sand and gravel.
Current use	Pasture
Topography	Low lying and dipping down to the Newnes Brook which runs along the eastern boundary
Adjoining land uses and boundary features	Agriculture, Business Park to south.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Requires high standards of design and landscaping and mounded buffer along western bank of Newnes Brook.
Planning history or designations	outline planning consent for expansion of existing business park (NS/08/02135/OUT)
Land ownership, land agreements and delivery statements	Single ownership
Access to services/employment areas	Reasonably good access to services including education and town centre.
Other constraints	
General site related benefits	
Transport and Highways related benefits	Access acceptable through existing Business Park
Strategic fit	Town Council has expressed a wish to see future growth in this area in order to achieve a link through to the former creamery development.
Other relevant information	

Ellesmere: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Water Voles ▪ Otters ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 31% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	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.
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

Ellesmere: Submission

This site is in agricultural use on the west edge of the town to the north of the existing Business Park. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, access to a local park or garden, open space and a young people's recreation facility and for flood risk. Agricultural land quality is grade 3. There are no known air quality issues.

The proposed approach for employment land was supported by the majority of respondents during consultation. The Employment Land Review (2014) recommends extensions to establish business locations in preference to the establishment of new sites in order to limit infrastructure investment and start-up costs for additional employment land provision.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
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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.

Ellesmere: Submission

Site Ref: ELR075 (ELL015)	Site Name: Off Grange Road, Ellesmere
Size (ha)	3.02
Indicative capacity	n/a
General location	North of safeguarded employment land west of Grange Road
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	undulating
Adjoining land uses and boundary features	Agriculture, employment land to south, residential to west
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale - Requires access on Grange Road
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development ▪ Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	n/a
Planning history or designations	Allocated in NSDC Local Plan (LN2003/00036)
Land ownership, land agreements and delivery statements	Single landowner
Access to services/employment areas	n/a
Other constraints	NSDC identified a developable area of only 1.2Ha due to suspected ground conditions. Some investigation has been carried out, but fully investigation required to establish developable area within 3.02 Ha gross site.
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural extension to existing safeguarded employment land in a strategic location on a main road location to the north of Ellesmere
Other relevant information	PROW skirts site boundary

Ellesmere: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17</p> <p>The site is within 2km of White Mere Ramsar, refer to HRA report.</p>
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	No comments received
Drainage: Watercourse flooding	Small watercourse bisects the site E-W
Drainage: Surface water flooding	No comments received
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	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. Whilst the proposed employment development is a 'less vulnerable' use, the proposed development cannot be fully accommodated within Flood Zone 1. A site specific Flood Risk Assessment is required especially to identify the extent of Flood Zone 3b where no development should be permitted. Surface water flooding may be mitigated through appropriate use of sustainable urban drainage.
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south and west of the Town.
Statutory bodies responses to date	None received

Site Assessment Summary

The proposed approach for employment land was supported by the majority of respondents during consultation. The Employment Land Review (2014) recommends extensions to establish business locations in preference to the establishment of new sites in order to limit infrastructure investment and start-up costs for additional employment land provision.

Ellesmere: Submission

This site forms a natural extension to one of Ellesmere's main established employment sites in a strategic location on a main road location to the north of Ellesmere. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to amenity greenspace and access to a childrens play area. It scores negatively for access to a primary school, and for potential flood risk. Whilst a watercourse crosses the site, 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. Agricultural land quality is grade 3. There are no known air quality issues. The developable area may be smaller than the gross area of the site due to suspected ground conditions, which will require full investigation.

Conclusion

Potential windfall site	N
Realistic site	Y

Recommendation

Preferred option	Y
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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.