

Welsh Frankton: Submission

Stage 1 Assessment:

Summary sheet

Site ref	Site Address	Stage 2	Comments
WFTN001	Land south of church	Yes	
WFTN002	Land Adj. St Andrews Church	Yes	

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Stage 1 Assessment:

Stage 1 Site Assessment: *Welsh Frankton*

Site ref: WFTN001		Site Name: Land south of church	
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	Welsh Frankton is part of a proposed Cluster
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: *Welsh Frankton*

Site ref: WFTN002		Site Name: Land Adj. St Andrews Church	
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	Welsh Frankton is part of a proposed Cluster
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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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

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Housing Site Assessment: Stage 2a

Site ref: WFTN001		Site Name: Land south of Church		
	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	- -/0	0	

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	a Conservation Area			
	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	0	

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Site Assessment: Stage 2a

Settlement: WELSH FRANKTON

Site ref: WFTN002		Site Name: Land Adj. St Andrews Church		
	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	

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	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	0	

Notes

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

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

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

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Housing Site Assessment: Stage 2b

Site Ref: WFTN001		Site Name: Land south of the church
Size (ha)	2.51	
Indicative capacity	75	
General location	The site is located in the south of Welsh Frankton, opposite St Andrew's Church	
Brownfield or Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area		
Current use	Agricultural	
Topography		
Adjoining land uses and boundary features		
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale. Cycle access acceptable (subject to design and safety criteria)	
Other critical infrastructure constraints¹		
Inherent landscape character²	No site specific assessment is available. Stage 2a shows low general sensitivity for the area.	
Planning history or designations	No planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	The site is located within easy walking distance of a bus stop with a regular service but is not in close proximity of a primary school. A public footpath runs along the southern boundary of the site.	
Other constraints	None known	
General site related benefits	None identified	
Transport and Highways related benefits	None identified	
Strategic fit	Nothing identified	
Other relevant information	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Listed Building
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Great Crested Newts

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	<ul style="list-style-type: none"> ▪ 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 5km of Whitemere Ramsar, refer to HRA report.</p>
Trees	Trees and hedgerows are considered to be a 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

Community consultation response	<p>Of the community responses received the responses are fairly mixed. However, the Parish Council do consider the site to be a realistic option, although would only wish to see limited development on part of the site. At Preferred Options stage (2012), a choice of two potential sites were identified to deliver 10-15 dwellings in Welsh Frankton. In Perth, New Marton and Lower Frankton it was proposed that development should be limited to single infill plots within the existing villages. The majority of respondents supported the identification of the cluster, but the guideline of 30 houses was considered to be too high. A range of views were expressed about the 2 site options for Welsh Frankton. . At 'Revised Preferred Options' stage (2013) the proposed housing allocation for Welsh Frankton was split between the 2 sites. The draft Final Plan (2014) allocates a single site at Land adjacent to St Andrew's Church (WFTN002) to deliver around 15 dwellings in Welsh Frankton. In Perth, New Marton and Lower Frankton development will be limited to single infill plots and conversions.</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The site is considered to be of an inappropriate scale for the size and character of the village and in light of community aspirations for further development. However, a limited section of the northern part of the site may be considered suitable as it adjoins existing residential

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development along the A495. This site is currently being considered alongside WFTN002 as the two promoted sites within the village providing an option for allocation. The approach favoured by the Parish Council and outcome of this consultation will inform the identification of a preferred option.

Conclusion

Potential windfall site	
Realistic site	YES- limited part of the site

Recommendation

Preferred option	Potentially – a limited part of the site may be considered, dependent on the approach favoured by the Parish Council (in relation to WFTN001 and WFTN002) and on the outcome of this consultation
Final Plan Update	The draft Final Plan (2014) allocates a single site at Land adjacent to St Andrew's Church (WFTN002) to deliver around 15 dwellings in Welsh Frankton.

Notes

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

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Site Ref: WFTNOO2	Site Name: Land adjacent to St Andrews Church
Size (ha)	1.89
Indicative capacity	56
General location	The site is located in the north of Welsh Frankton, adjacent to St Andrew's Church
Brownfield or Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	
Current use	Agricultural
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale. Cycle access acceptable (subject to design and safety criteria)
Other critical infrastructure constraints¹	
Inherent landscape character²	No site specific assessment is available. Stage 2a shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is located within easy walking distance of a bus stop with a regular service but is not in close proximity of a primary school. A public footpath crosses the western corner of the site
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	No comments received
Trees	No comments received
Environmental Health	No comments received
Drainage: Watercourse	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014)

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flooding	prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
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	<p>Of the community responses received the responses are fairly mixed. However, the Parish Council do consider the site to be a realistic option, although would only wish to see limited development on part of the site.</p> <p>At Preferred Options stage (2012), a choice of two potential sites were identified to deliver 10-15 dwellings in Welsh Frankton. In Perth, New Marton and Lower Frankton it was proposed that development should be limited to single infill plots within the existing villages. The majority of respondents supported the identification of the cluster, but the guideline of 30 houses was considered to be too high. A range of views were expressed about the 2 site options for Welsh Frankton. . At 'Revised Preferred Options' stage (2013) the proposed housing allocation for Welsh Frankton was split between the 2 sites. The draft Final Plan (2014) allocates a single site at Land adjacent to St Andrew's Church (WFTN002) to deliver around 15 dwellings in Welsh Frankton. In Perth, New Marton and Lower Frankton development will be limited to single infill plots and conversions.</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The site is considered to be of an inappropriate scale for the size and character of the village and in light of community aspirations for further development. However, a limited section of the south eastern part of the site may be considered suitable as it adjoins existing residential development along the A495. This site is currently being considered alongside WFTN001 as the two promoted sites within the village providing an option for allocation. The approach favoured by the Parish Council and outcome of this consultation will inform the identification of a preferred option.

Conclusion

Potential windfall site	
Realistic site	YES-limited part of the site

Recommendation

Preferred option	Potentially – a limited part of the site may be considered, dependent on the approach favoured by the Parish Council (in
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	relation to WFTN001 and WFTN002) and on the outcome of this consultation
Final Plan Update	The draft Final Plan (2014) allocates this site to deliver around 15 dwellings in Welsh Frankton.

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.