

## Llanymynech & Pant: Submission

### Summary Sheet: Stage 1 Assessment

Settlement: Llanymynech & Pant

Site Ref	Site Name	Stage 2	Comments
LLAN001	Former Railway Land, Station Road	Yes	Existing employment allocation LE5
LLAN003	Lion Hotel	<b>No</b>	Site is under 0.2 Ha
LLAN004	Land at Bourton Grange	Yes	
LLAN006	Land at Pen-y-Foel Lane	<b>No</b>	Site is under 0.2 Ha
LLAN007	Land off Rectory Lane	<b>No</b>	Site is under 0.2 Ha
LLAN008	Land at Glan-Verniew	Yes	
LLAN009	Land north of playing fields	Yes	
LLAN010/09	Land at Bron Fyrnwy	<b>No</b>	Site is not well related to current development boundary
PAN001	Land adj to Rhysant	<b>No</b>	Permission for 3 dwellings OS2008/15539
PAN002	Penylan, Penygarreg Lane	<b>No</b>	09/03918/FUL Erection of 4 dwellings with associated garages
PAN003	Land south of Bretton, Rectory Lane	<b>No</b>	Site not currently promoted
PAN004	Land at Westra, Rectory Lane	<b>No</b>	Too small
PAN005	Land at Hillside Cottage	<b>No</b>	Limestone meadows wildlife site
PAN006	Land east of The Garth	Yes	
PAN007	Land to the north west of Brendales, Tregarthen Lane	Yes	
PAN008	Land at Primrose Lane	Yes	
PAN009	Land at Rock Cottage, The High	Yes	
PAN010	Land adj Penygarreg Lane	Yes	Not particularly well related to rest of built up area
PAN011	Land adj to Plas Cerrig sewage disposal works	Yes	
PAN012	Land adj Breidden View, Penygarreg Lane	<b>No</b>	Not well related to the current boundary or settlement.
PAN013	Land to the north west of The Mount, Tregarthen Lane	Yes	

## Llanymynech & Pant: Submission

Site Ref	Site Name	Stage 2	Comments
PAN014	Land at Penventon, Tregarthen Lane	Yes	
PAN015	Land at Laurel Cottage, The High	Yes	
PAN016a/09	Well Cottage Pant	Yes	
PAN016b/09	Well Cottage Pant	<b>No</b>	Site is under 0.2Ha
PAN017	Land south of Well House	Yes	

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN001		Site Name:	
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 employment allocation LE5
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	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN003		Site Name: Lion Hotel	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented		
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.		
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		
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		
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		
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		
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		
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Do not progress to Stage 2 assessment – too small***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN004		Site Name: Land at Bourton Garage	
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	Part of site is adj. to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN006		Site Name: Land at Pen-y-Foel Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.04
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	Y	90% Regionally Important Geological Site
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Do not progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN007		Site Name: Land off Rectory Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.07
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	BUT SMALL PART IN FZ3
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: Do not progress to Stage 2 assessment – too small**

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN008		Site Name: Land at Glan-Verniew	
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	Part adj. to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN009		Site Name: North of Playing Field	
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	Adjoins current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Llanymynech

Site ref: LLAN010/09		Site Name: Land at Bron Fyrwy	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is not well related to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Do not progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment: Pant

Site ref: PAN001		Site Name: Land adj to Rhysant	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Only just over threshold
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	OS2008/15539 LAND ADJ TO RHYSTNANT, ERECTION OF 3 DETACHED DWELLINGS
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 <sup>1</sup>	Y	Site is not promoted

**Recommendation: Do not progress to Stage 2 assessment.**

## Llanymynech & Pant: Submission

Site ref: PAN002		Site Name: Penylan, Penygarreg Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Only just over threshold
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	09/03918/FUL Erection of 4 dwellings with associated garages
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 <sup>1</sup>	Y	Site not currently promoted

**Recommendation: *Do not progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN003		Site Name: Land south of Bretton, Rectory Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	Y	Site not currently promoted

**Recommendation: Do not progress to Stage 2 assessment.**

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN004		Site Name: Land at Westra, Rectory Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 <sup>1</sup>	N	Site is promoted

**Recommendation: *Do not Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN005		Site Name: Land at Hillside Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Half of site is in Wildlife site and remainder is too small
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	Y	Southern part of site is wholly within Shropshire Wildlife Site
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: Do not progress to Stage 2 assessment.**

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN006		Site Name: Land east of The Garth	
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 <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN007		Site Name: Land to the north west of Brendales, Tregarthen Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN008		Site Name: Land at Primrose Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN009		Site Name: Land at Rock Cottage, The High	
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 <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN010		Site Name: Land adj Penygarreg Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Not particularly well related to rest of built up area
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN011		Site Name: Land adj to Plas Cerrig Sewage Disposal Works	
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 <sup>1</sup>	N	

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN012		Site Name: Land adj Breidden View, Penygarreg Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the current boundary or settlement.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: Do not progress to Stage 2 assessment.**

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN013		Site Name: Land to the north west of The Mount, Tregarthen Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is at rear of existing properties and does not have an access.
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	Site adjoins SSSI
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN014		Site Name: Land at Penventon, Tregarthen Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN015		Site Name: Land at Laurel Cottage, The High	
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	Site adjoins SSSI
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN016a/09		Site Name: Well Cottage Pant	
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	Not particularly well related to rest of settlement.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is promoted

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN016b/09		Site Name: Well Cottage Pant	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 <sup>1</sup>	N	Site is promoted

**Recommendation: Do not progress to Stage 2 assessment.**

## Llanymynech & Pant: Submission

### Stage 1 Site Assessment:

Site ref: PAN017		Site Name: Land south of Well 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	Not particularly well related to rest of settlement.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation: *Progress to Stage 2 assessment.***

## Llanymynech & Pant: Submission

### Housing Sites Assessment: Stage 2a

Site ref: LLAN001		Site Name: Former Railway Land, Station Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	-	Llanymynech Limekilns

## Llanymynech & Pant: Submission

Site ref: LLAN001		Site Name: Former Railway Land, Station Road		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SAC buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former railway land

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Llanymynech

Site ref: LLAN004		Site Name: Land at Bourton Grange		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	+	
	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	-	Llanymynech Limekilns

## Llanymynech & Pant: Submission

Site ref: LLAN004		Site Name: Land at Bourton Grange		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SAC buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	0/+	0	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Llanymynech

Site ref: LLAN008		Site Name: Land at Glan-Verniew		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	+	
	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	-	Llanymynech Limekilns

## Llanymynech & Pant: Submission

Site ref: LLAN008		Site Name: Land at Glan-Verniew		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SAC buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	0/+	0	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Llanymynech

Site ref: LLAN009		Site Name: Land north of playing fields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	+	
	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	-	Llanymynech Limekilns

## Llanymynech & Pant: Submission

Site ref: LLAN009		Site Name: Land north of playing fields		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SAC buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	0/+	0	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN006		Site Name: Land east of The Garth		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	

## Llanymynech & Pant: Submission

Site ref: PAN006		Site Name: Land east of The Garth		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI and Wildlife site buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	-	Quarrying

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

### Settlement: Pant

Site ref: PAN007		Site Name: Land to the north west of Brendales, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

## Llanymynech & Pant: Submission

Site ref: PAN007		Site Name: Land to the north west of Brendaless, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Llanymynech Hill
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI buffer and Wildlife Site buffer (just about)
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN008		Site Name: Land at Primrose Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Part of southern boundary of site just within 480m of children's play area
	▪ 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	-	-	
	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	-	Llanymynech Hill

## Llanymynech & Pant: Submission

Site ref: PAN008		Site Name: Land at Primrose Lane		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI buffer & southern boundary of site just within Wildlife site buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN009		Site Name: Land at Rock Cottage, The High		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	-	
	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	-	Llanymynech Hill

## Llanymynech & Pant: Submission

Site ref: PAN009		Site Name: Land at Rock Cottage, The High		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	SSSI Wildlife site buffer & southern boundary of site just within RIGS buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: PAN010		Site Name: Land adj Penygarreg Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	

## Llanymynech & Pant: Submission

Site ref: PAN010		Site Name: Land adj Penygarreg Lane		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Wildlife Site buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Unknown filled ground within site

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

### Settlement: Pant

Site ref: PAN011		Site Name: Land adj to Plas Cerrig sewage disposal works		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	-	Llanymynech Limekilns

## Llanymynech & Pant: Submission

Site ref: PAN011		Site Name: Land adj to Plas Cerrig sewage disposal works		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SAC / SSSI buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

### Settlement: Pant

Site ref: PAN013		Site Name: Land to the north west of The Mount, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	-	
	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	-	Llanymynech Hill

## Llanymynech & Pant: Submission

Site ref: PAN013		Site Name: Land to the north west of The Mount, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

### Settlement: Pant

Site ref: PAN014		Site Name: Land at Penventon, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	-	
	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	-	Llanymynech Hill just within 300m

## Llanymynech & Pant: Submission

Site ref: PAN014		Site Name: Land at Penventon, Tregarthen Lane		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN015		Site Name: Land at Laurel Cottage, The High		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	-	
	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	-	Llanymynech Hill

## Llanymynech & Pant: Submission

Site ref: PAN015		Site Name: Land at Laurel Cottage, The High		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	CA buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	SSSI buffer & Wildlife Site Buffer (small part of south of site).
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN016a/09		Site Name: Well Cottage Pant		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Only very small part of south of site is within 480m of a children's play area
	▪ 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	-	+	
	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	

## Llanymynech & Pant: Submission

Site ref: PAN016a/09		Site Name: Well Cottage Pant		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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	

## Llanymynech & Pant: Submission

### Site Assessment: Stage 2a

Settlement: Pant

Site ref: PAN017		Site Name: Land south of Well House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	+	
	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	

## Llanymynech & Pant: Submission

Site ref: PAN017		Site Name: Land south of Well House		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

## Llanymynech & Pant: 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. and 3. Designated sites and their buffer zones

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

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

## Llanymynech & Pant: Submission

### Housing Sites Assessment: Stage 2b

<b>Site Ref:</b> LLAN001	<b>Site Name:</b> Former Railway Land, Station Road
<b>Size (ha)</b>	2.29
<b>Indicative capacity</b>	68 (Highway access report suggests 47)
<b>General location</b>	East of village centre and Montgomery Canal, north of Station Rd
<b>Brownfield or Greenfield</b>	Brownfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: Sand & Gravel superficial
<b>Current use</b>	Lawful use for storage and distribution
<b>Topography</b>	Former railway line occupying a cutting below adjacent land.
<b>Adjoining land uses and boundary features</b>	Residential (S, E), playing field (W) agriculture (NW)
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	Outside settlement boundary Allocated for employment in saved Oswestry Local Plan Policy LE5
<b>Land ownership, land agreements and delivery statements</b>	Promoted on behalf of landowner
<b>Access to services/employment areas</b>	Good access to village centre services
<b>Other constraints</b>	Need to protect Cambrian rail line for potential restoration.
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	Highway access not currently acceptable, could would be easily achievable based on development scale Cycle access acceptable
<b>Strategic fit</b>	Given its shape, significant tree and wildlife habitat constraints will restrict the developable area, together with the desire to protect Cambrian rail line for potential restoration
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM (Llanymynech Limekilns ) and 300m of Conservation Area
<b>Biodiversity</b>	Forms important link in environmental network wooded site. Extended survey for bats and reptiles Within Environmental Network with potential for enhancement
<b>Trees</b>	Significant tree constraints and shape of site may make development unsustainable.
<b>Environmental Health</b>	n/a
<b>Drainage:</b>	Water-course within 50m

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Watercourse flooding</b>	
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Up to 75% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

<b>Community consultation response</b>	Support at Revised Preferred Options stage for development as brownfield site, together with opportunity to improve car parking for village hall and recreation area and role in better integrating Heritage Way estate into the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area and a Special Area of Conservation. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Development of the site would re-use brownfield land. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights the impact of the shape of the site in generating significant tree and wildlife habitat constraints which may make development unacceptable, together with the desire to protect Cambrian rail line for potential restoration. The site is subject to high levels of groundwater flood risk.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – tree and habitat constraints, impact on potential restoration of heritage railway.

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> LLAN004	<b>Site Name:</b> Land at Bourton Grange
<b>Size (ha)</b>	4.29
<b>Indicative capacity</b>	128
<b>General location</b>	East of village centre, north of recent Heritage Way development
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: Sand & Gravel superficial
<b>Current use</b>	agriculture
<b>Topography</b>	Mostly level
<b>Adjoining land uses and boundary features</b>	Former railway and canal (W), residential (S), agriculture (N&E)
<b>Local highway capacity/ constraints</b>	Access unclear, but may be dependent on site LLAN001 being developed
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWLLM1-72: Landscape sensitivity</b> medium</p> <p>This site consists of horse paddocks within the curtilage of Bourton Grange, part of which may formerly have been gardens. The site is flat, bound to the west and south by dismantled railways, along which there is now dense tree and shrub vegetation. To the north of the site there is dense ornamental woodland while to the east the site is separated from the kennels by an incomplete deciduous hedge, permitting limited views. From the lane to the east of the kennels there are glimpsed views through gaps in the dense thorn hedge. The site, although open internally, with fenced divisions, is well screened from the wider landscape and cut off from it by two branches of a disused railway and, slightly further to the north, the Shropshire Union Canal. Within the landscape it is seen as part of a small country house estate and it has no relationship with the settlement.</p> <p><b>Housing capacity</b> medium/low</p> <p>This site has low-medium capacity for housing development as it has no relationship with the settlement and would be regarded as development in the open countryside. (This view may change as development of the adjoining site to the south proceeds.)</p>
<b>Planning history or designations</b>	Adjacent to development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	More distant from local services than some alternative sites
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> LLAN004	<b>Site Name:</b> Land at Bourton Grange
<b>Strategic fit</b>	Peripheral location which is more distant from village centre services and facilities than alternatives. Access is unclear, but could require the development of adjacent land.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM (Llanymynech Limekilns ) and 300m of Conservation Area
<b>Biodiversity</b>	Extended survey for Bats, Newts and reptiles; Adjacent to Environmental Network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Up to 75% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights the peripheral location relative to alternatives and the fact that access is currently unclear, but could require the development of adjacent land. The site is subject to high levels of groundwater flood risk.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No - access unclear and peripheral location relative to alternatives

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> LLAN008	<b>Site Name:</b> Land at Glan-Verniew
<b>Size (ha)</b>	0.32
<b>Indicative capacity</b>	8 / 12
<b>General location</b>	East of village centre, south of Station Road
<b>Brownfield or Greenfield</b>	Greenfield (could be part brownfield if existing house is redeveloped)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: Sand & Gravel superficial
<b>Current use</b>	Residential
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Residential (NE & W) recreation (N), agriculture (S&E)
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, low general sensitivity
<b>Planning history or designations</b>	Adjacent to development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted on behalf of landowner
<b>Access to services/employment areas</b>	Good access to local village centre services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Enclosed site which could provide some infill opportunity, but high density redevelopment would be inconsistent with adjacent development and the character of the village in this location.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM (Llanymynech Limekilns ) and 300m of Conservation Area
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Adjacent to Environmental Network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a significant constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage:</b>	n/a

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Surface water flooding</b>	
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space, low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b highlights the fact that, whilst this is an enclosed site which could provide some infill opportunity, high density redevelopment would be inconsistent with adjacent development and the character of the village in this location. Trees & hedgerows represent a significant constraint. The site is subject to medium levels of groundwater flood risk.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No - high density redevelopment would be inconsistent with adjacent development and the character of the village in this location. Trees & hedgerows represent a significant constraint.
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> LLAN009	<b>Site Name:</b> Land north of playing fields
<b>Size (ha)</b>	1.19
<b>Indicative capacity</b>	35
<b>General location</b>	NE of village centre, north of playing fields and east of Barley Meadows
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: Sand & Gravel superficial
<b>Current use</b>	grazing
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Residential (W), Canal & Limekilns (N), Playing field (S), agriculture (E)
<b>Local highway capacity/ constraints</b>	Access acceptable via Barley Meadows
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWLLM2-72: Landscape sensitivity</b> medium</p> <p>This site consists of a single medium-size field in pastoral cultivation. It is on level ground between the river Vyrnwy and Llanymynech Hill and lies to the north of the settlement's playing field and Village Hall, well screened by mature deciduous trees in the hedgerow boundary. There are hedges to the northern and eastern boundaries, and a low thorn hedge separates the site from two houses on either side of the northern end of Barley Meadows, an area of recent housing development. Beyond the hedge on the northern boundary lies the Shropshire Union Canal and, beyond this and the intervening woodland and field of rough ground, there is a landmark brick chimney. Along the eastern edge of the site there is a PROW giving access between Station Road and the canal. The site is of no great intrinsic merit and is now divorced from the wider landscape by the canal and a former railway. It sits low down at the foot of a prominent range of hills and is only visible at close quarters.</p> <p><b>Housing capacity</b> high/medium</p> <p>This site has high/medium capacity for housing development, accessed from Barley Meadows, on condition that the mature trees along its southern boundary are preserved and maintained.</p>
<b>Planning history or designations</b>	Adjacent to development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted on behalf of landowner
<b>Access to services/employment areas</b>	Good access to village centre services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> LLAN009	<b>Site Name:</b> Land north of playing fields
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Well related to village centre
<b>Other relevant information</b>	Ecological, archaeological, Landscape and Highway access appraisals provided

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM and 300m of a Conservation Area</b> Impact on setting of SAM and Conservation Area needs to be considered. Site includes a prehistoric cropmark enclosure site - archaeological assessment and evaluation necessary prior to submission of an application.
<b>Biodiversity</b>	Protected species known to be present adjacent; Extended survey for Bats, reptiles, voles and otter; Adjacent to Environmental Network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Less than 25% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Subsequent consultation indicated that A large majority of respondents supported the inclusion of the site due to its central location in relation to the services and facilities, acting as a logical extension to the existing village envelope. However concern was raised about the sites sensitive location, adjacent to the canal and Conservation Area and near to Scheduled site on the opposite side of the canal. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space. Development of the site could generate adverse impacts on the setting of the Llanymynech Limekilns SAM, the Conservation Area, a Special Area of Conservation and high quality agricultural land. The site scores positively for access to some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.

## Llanymynech & Pant: Submission

More detailed assessment in Stage 2b highlights that this site could provide a modest scale natural extension to the existing built area in close proximity to village centre services. Careful attention will be needed to control potential impacts on the setting of natural and historic environment designations. Ecological, archaeological, Landscape and Highway access appraisals have been provided by the site promoter. The site is subject to only low levels of groundwater flood risk. Development of the site may provide an opportunity to address existing car parking problems at the adjacent village hall site.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes
<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"><li>• Need for survey and possible mitigation for EU protected species;</li><li>• Adjacent to Env. Network &amp; potential Network enhancement opportunity;</li><li>• Archaeological assessment and evaluation necessary prior to submission of an application.</li></ul>

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN006	<b>Site Name:</b> Land east of The Garth
<b>Size (ha)</b>	9.7
<b>Indicative capacity</b>	Up to 291
<b>General location</b>	North of Pant to East of A483
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Land rises steeply to the north east
<b>Adjoining land uses and boundary features</b>	Residential (S&W), agriculture (N&E)
<b>Local highway capacity/ constraints</b>	Access acceptable subject to Highways Agency consideration of trunk road impact
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP3-179: Landscape sensitivity high/medium</b></p> <p>The site can be divided into three parts. The south western strip between the deciduous woodland and the A483[T] is highly enclosed and highly influenced by the linear settlement and the busy road. It is not widely visible and therefore has a medium/low sensitivity. The arable field bounded by the property on the A483[T], the woodland and the disused quarry to the east slopes to the north east and is part of the wider countryside. The settlement pattern to the west is linear and distinctly edge of settlement. This part of the site is high/medium sensitivity. The mature deciduous woodland on steep slopes with intervening grassy glade is a very important skyline feature and backcloth to the settlement with some possible nature conservation value. This is considered high sensitivity.</p> <p><b>Housing capacity low</b></p> <p>The capacity for housing of the south western strip is considered to be high provided that it does not affect the tree cover detrimentally in any way and properly addresses the A483[T] in order to enhance the settlement character. The rest of the arable field has no capacity for housing as it is exposed to view and forms part of the wider countryside. The woodland and grass area has no capacity for housing as it has intrinsically high value and as a backcloth to the village.</p> <p><b>Site OWP3-183: Landscape sensitivity high/medium</b></p> <p>The site is an arable field which lies on the lower part of Llyncllys Hill with a distinctive rounded landform at its northern end. It lies adjacent to the A483[T] which overlooks it and is separated from it by a low hedge and scattered trees. The site has no northern boundary and no southern boundary, it being continued by the adjacent site OWP3-179. The eastern boundary is a low hedge adjacent to the single track recreational Cambrian Railway line. The site is visible from roads footpaths and dwellings. It is not attached or associated with the settlement. Dwellings to the west are widely scattered and sit within the landscape. The site is therefore open countryside with significant intervisibility.</p>

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN006	<b>Site Name:</b> Land east of The Garth
	<b>Housing capacity</b> low The site has no capacity for housing due to its highly visible position on the hill slopes next to a main road and having no connection with the settlement.
<b>Planning history or designations</b>	Adjacent to Development Boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	On Northern edge of village, some distance from village centre services and facilities
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Not as well related to the built area as alternative sites.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Close to Llanymynech SSSI Extended survey for Bats, newts reptiles; Adjacent to Environmental Network with potential for enhancement
<b>Trees</b>	site design should look to retain woodland
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site (Llan001). Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife

## Llanymynech & Pant: Submission

designations and high quality agricultural land. The site may have been affected by historical quarrying activity. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b upgrades landscape sensitivity to high/medium and highlights that his site has only limited capacity for housing due to its highly visible position next to a main road. The site is not as well related to local services and facilities as alternative sites. It is unclear whether the Highways Agency would agree to the proposed access from Pen-y-Garreg Lane.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No - Not as well related to local services and facilities as alternative sites, uncertainty over the acceptability of the access.
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN007	<b>Site Name:</b> Land to the north west of Brendaes, Tregarthen Lane
<b>Size (ha)</b>	0.83
<b>Indicative capacity</b>	5
<b>General location</b>	North of village centre, on hillside West of Tregarthen Lane
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Agriculture
<b>Topography</b>	Steeply rising to North (Crickheath Hill) and West
<b>Adjoining land uses and boundary features</b>	Residential (E & SW), agriculture (N)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP4-176: Landscape sensitivity</b> high/medium</p> <p>The site consists of a steeply sloping triangular unimproved pasture as part of the hillside to the west of the settlement. Low-cut hedges lie on its north western and south eastern boundaries, with some trees in a copse in the southern corner. Its high sloping, small-scale character, intrinsic ecological sensitivity and potential visibility make it sensitive.</p> <p><b>Housing capacity</b> low</p> <p>The site has no capacity for housing as it is steeply sloping high up on the hillside with an intrinsically positive existing character.</p>
<b>Planning history or designations</b>	Adjacent to Development Boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Not as close to village centre services as some alternative sites.
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Peripheral location and topography and high visual impact make development of this site less appropriate than alternatives.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM
<b>Biodiversity</b>	Extended survey for Bats, newts reptiles; Environmental Network enhancement potential

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Trees</b>	Trees & hedgerows will be a significant constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that the site's peripheral location, topography and high visual impact make development less appropriate than alternatives.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN008	<b>Site Name:</b> Land at Primrose Lane
<b>Size (ha)</b>	0.25
<b>Indicative capacity</b>	7 (owner advises single dwelling)
<b>General location</b>	West of village centre
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grazing
<b>Topography</b>	gently sloping
<b>Adjoining land uses and boundary features</b>	Residential (S&E) agriculture (N&W)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP5-177: Landscape sensitivity</b> high/medium</p> <p>This site consists of a small group of gently sloping, small to medium size horse paddocks on the western edge of Pant. They are associated with and overlooked by a row of 18th/19<sup>th</sup> century cottages to which they form a positive setting. Two other houses, on the northern and eastern boundaries, have clear views over them. The site is designated part of an ASLC and abuts an SSSI and WTWS. Functionally it acts as a buffer between these vulnerable and valued areas and the settlement edge. As part of a series of small fields characteristic of this edge of Pant and the gently sloping topography of the site these fields act as a positive setting and edge to the settlement.</p> <p><b>Housing capacity</b> medium/low</p> <p>This site has medium/low capacity for development. Although this site is not visible within the wider landscape, or significantly within the settlement, its function as a buffer and its relationship with the immediately adjacent houses suggest that, at most, only part of the site has capacity for development. The two paddocks which form the southern half of the site should not be developed, as this area forms an important foreground and setting to the cottages. The remaining half of the site could be developed at low density, echoing the form and layout of this edge of the settlement, but this would have a significant impact on the single house to the north and it would be preferable to develop other sites within the settlement.</p>
<b>Planning history or designations</b>	Adjacent to Development Boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Reasonably close to village centre services, but local roads are poor quality
<b>Other constraints</b>	n/a
<b>General site related</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN008	<b>Site Name:</b> Land at Primrose Lane
<b>benefits</b>	
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Peripheral location with high visual and landscape impact
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM and 300m of a Conservation Area</b> Impact on setting of SAM needs to be considered. Archaeological mitigation would be required post-determination.
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Adjacent to environmental network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a significant constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that, although the site good access to village centre services, local roads are poor quality and the site's peripheral location, topography and high visual and landscape impact, including potential impacts on the setting of a scheduled monument and the adjacent SSSI make development inappropriate.

## Llanymynech & Pant: Submission

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN009	<b>Site Name:</b> Land at Rock Cottage, The High
<b>Size (ha)</b>	1.07
<b>Indicative capacity</b>	32
<b>General location</b>	West of village centre
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Sloping to West
<b>Adjoining land uses and boundary features</b>	
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP6-177: Landscape sensitivity</b> high/medium</p> <p>This site consists of unmanaged scrub and trees on a steeply sloping but variable site on the hill slopes of the western edge of Pant. It is one of several sites, all former common land, which act as a buffer between the important landscape to the west and the settlement of Pant to the east. Although this hill face is highly visible from many points to the south and east, it is such a diverse, small scale surface that it is difficult to discern the site at any distance or close to, due to intervening housing. As it shares a boundary with part of the (industrial) Conservation Area and abuts both an SSSI and a SAM, this site is of considerable landscape sensitivity</p> <p><b>Housing capacity</b> low</p> <p>This site has low capacity for housing development. Balancing its high landscape sensitivity, its function as a buffer zone to vulnerable sites and its variable visibility within the wider landscape (only the steeply sloping areas are visible), only the northern end of the site could be developed without significant impact, and there is no clear boundary between this area and the rest of the site. A vegetation survey would be required to ensure the conservation of wildlife and habitat interest on this part and the remainder of the site, and it might be possible to condition consent on the preparation and implementation of a land management plan for the remainder of the site. It is designated ASLC.</p>
<b>Planning history or designations</b>	Adjacent to Development Boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted on behalf of landowner
<b>Access to services/employment areas</b>	Reasonably close to village centre services, but local roads are poor quality
<b>Other constraints</b>	n/a
<b>General site related</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN009	<b>Site Name:</b> Land at Rock Cottage, The High
<b>benefits</b>	
<b>Transport and Highways related benefits</b>	Potential widening of Hillside lane
<b>Strategic fit</b>	Peripheral location with high visual and landscape impact on setting of designations
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM</b> Impact on setting of SAM and Conservation Area needs to be considered. Archaeological mitigation would be required post-determination.
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Adjacent to environmental network and important buffer between development and designated sites for ecology and scheduled monument
<b>Trees</b>	Trees & hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools, bus routes, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that, although the site is reasonably close to the village, local roads are poor quality and the site's peripheral location, topography and high visual and landscape impact, including potential impacts on the setting of a scheduled monument and the Conservation Area make development inappropriate.

## Llanymynech & Pant: Submission

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN010	<b>Site Name:</b> Land adj Penygarreg Lane
<b>Size (ha)</b>	0.89
<b>Indicative capacity</b>	26
<b>General location</b>	North-East of village centre, north of Penygarreg Lane
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Rising to West
<b>Adjoining land uses and boundary features</b>	Residential (N&S) former railway (W), former canal (E)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP7-183: Landscape sensitivity</b> medium</p> <p>The site comprises a small scale unimproved pasture on the lower hillside with some small steep slopes. It has low cut hedges on its western boundary with the Cambrian Railway Trust line and with the lane to the east. An intermediate hedge is outgrown and combined with the tree cover along the disused Montgomery canal to the east, provides some screening cover. A number of dwellings of a linear character lie to the north and a small paddock associated with a house lies to the south. The canal, lane and houses to the north form part of a Conservation Area which is sensitive. Any structures on the site would impact on this and would need to be sensitive to its character. The site would only be visible in the wider landscape to the north west above the cut hedge. The linear character of the settlement with gaps is generally characteristic and this should be retained as far as possible.</p> <p><b>Housing capacity</b> medium</p> <p>The site has medium capacity for development provided it is linear to reflect the adjacent dwellings to the north, respects the canal setting and avoids the upper western side of the site so as not to be intrusive to views from the north west. The spacing of any development should reflect the existing to the north.</p>
<b>Planning history or designations</b>	Outside development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Not as well related to local services as alternative sites
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN010	<b>Site Name:</b> Land adj Penygarreg Lane
<b>Highways related benefits</b>	
<b>Strategic fit</b>	Penygarreg Lane is a poor quality access and the site has a peripheral location
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Extended survey for Bats, newts and reptiles; Adjacent to environmental network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Up to 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site (Llan001). Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and all types of open space. Development of the site could generate adverse impacts on nearby wildlife designations and high quality agricultural land. The site scores positively for access to a bus route, for low landscape sensitivity and for low flood risk. There may be an opportunity address issues arising from previous use of the land. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b upgrades landscape sensitivity to medium. The site occupies peripheral location and is therefore not as well related to local services and facilities as alternative sites. It is unclear whether the Highways Agency would agree to development using access from Pen-y-Garreg Lane.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN011	<b>Site Name:</b> Land adj to Plas Cerrig sewage disposal works
<b>Size (ha)</b>	2.99
<b>Indicative capacity</b>	90
<b>General location</b>	South of Pant, east of canal and west of former railway line.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Part MSA: Sand & Gravel superficial
<b>Current use</b>	agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Canal (W), former railway line and sewage treatment works (E)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	Separated from settlement Development Boundary by canal.
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Not as well related to local services as alternative sites
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Not well related to Pant
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM and 300m of a Conservation Area</b>
<b>Biodiversity</b>	Extended survey for Bats, newts voles, otter and reptiles; Adjacent to environmental network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a limiting constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage:</b>	Up to 75% of the site is susceptible to groundwater flooding

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential adverse impacts on a nearby Scheduled Ancient Monument, the Conservation Area, wildlife designations and high quality agricultural land. The site scores positively for access to Primary Schools and bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights. The site occupies a peripheral location and is separated from the Pant Development Boundary by the line of the former canal. It is not therefore as well related to local services and facilities as alternative sites. The site has a high risk of groundwater flooding.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN013	<b>Site Name:</b> Land to the north west of The Mount, Tregarthen Lane
<b>Size (ha)</b>	0.56
<b>Indicative capacity</b>	17
<b>General location</b>	West of village and behind houses on West side of Tregarthen Lane
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Steeply sloping to North-west
<b>Adjoining land uses and boundary features</b>	Residential
<b>Local highway capacity/ constraints</b>	More information about access point required – unclear how an access to Tregarthen lane would be achieved
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP10-63: Landscape sensitivity</b> high/medium</p> <p>The site consists of a steeply sloping cleared pasture as part of the hillside to the west of the settlement. It has a degraded hedge boundary adjacent to modern housing to the south east and a remnant outgrown hedge on its north west boundary. An SSSI of woodland and scrub lies to the west. A PROW crosses the western corner of the site. It acts as a backcloth to the existing housing and its high, sloping, small-scale character and visibility make it sensitive.</p> <p><b>Housing capacity</b> low</p> <p>The site has no capacity for housing due to its steeply sloping prominent character which forms part of a positive backcloth to the existing housing. Any development would be difficult to implement positively, intrusive and overbearing.</p>
<b>Planning history or designations</b>	Adjacent to development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Good potential accessibility to village centre services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Peripheral, visually prominent location, with uncertain access
<b>Other relevant information</b>	n/a

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM</b>
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Environmental network enhancement potential
<b>Trees</b>	Trees & hedgerows will be a minor (moderate) constraint.
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, all types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that whilst the site has good potential accessibility to the village centre, it occupies a peripheral, visually prominent location, with uncertain access.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN014	<b>Site Name:</b> Land at Penventon, Tregarthen Lane
<b>Size (ha)</b>	Small site within 0.82 plot
<b>Indicative capacity</b>	Up to 24
<b>General location</b>	West of village on East side of Tregarthen Lane
<b>Brownfield or Greenfield</b>	Greenfield: Development of existing garden land
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Garden land
<b>Topography</b>	Falling steeply to the East
<b>Adjoining land uses and boundary features</b>	Residential (S&W) , agriculture (N&E)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but high general sensitivity
<b>Planning history or designations</b>	Adjacent to the development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Good potential accessibility to village centre services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Peripheral, visually prominent location
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM
<b>Biodiversity</b>	Extended survey for Bats, newts and reptiles; Environmental network enhancement potential
<b>Trees</b>	Trees & hedgerows will be a limiting constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage:</b>	Between 50 and 75% of the site is susceptible to groundwater flooding

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site (Llan001). Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School, most types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that whilst the site has good potential accessibility to the village centre, it occupies a peripheral, visually prominent location which makes it less acceptable than alternative sites.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN015	<b>Site Name:</b> Land at Laurel Cottage, The High
<b>Size (ha)</b>	1.11
<b>Indicative capacity</b>	33
<b>General location</b>	West of village centre
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	gently sloping
<b>Adjoining land uses and boundary features</b>	Residential (S&E) agriculture (N&W)
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	<p><b>Site OWP5-177: Landscape sensitivity</b> high/medium</p> <p>This site consists of a small group of gently sloping, small to medium size horse paddocks on the western edge of Pant. They are associated with and overlooked by a row of 18th/19<sup>th</sup> century cottages to which they form a positive setting. Two other houses, on the northern and eastern boundaries, have clear views over them. The site is designated part of an ASLC and abuts an SSSI and WTWS. Functionally it acts as a buffer between these vulnerable and valued areas and the settlement edge. As part of a series of small fields characteristic of this edge of Pant and the gently sloping topography of the site these fields act as a positive setting and edge to the settlement.</p> <p><b>Housing capacity</b> medium/low</p> <p>This site has medium/low capacity for development. Although this site is not visible within the wider landscape, or significantly within the settlement, its function as a buffer and its relationship with the immediately adjacent houses suggest that, at most, only part of the site has capacity for development. The two paddocks which form the southern half of the site should not be developed, as this area forms an important foreground and setting to the cottages. The remaining half of the site could be developed at low density, echoing the form and layout of this edge of the settlement, but this would have a significant impact on the single house to the north and it would be preferable to develop other sites within the settlement.</p>
<b>Planning history or designations</b>	Outside Development Boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Reasonably close to village centre services, but local roads are poor quality
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN015	<b>Site Name:</b> Land at Laurel Cottage, The High
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Peripheral location with high visual and landscape impact
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	<b>Within 300m of a SAM and 300m of a Conservation Area</b> Impact on setting of SAM needs to be considered. Archaeological mitigation would be required post-determination.
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Adjacent to environmental network with potential for enhancement
<b>Trees</b>	Trees & hedgerows will be a significant constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for high landscape sensitivity. Development of the site could generate adverse impacts on the nearby Llanymynech Hill SAM, the Conservation Area and wildlife designations. The site scores positively for access to a bus route, a single type of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that whilst the site has good potential accessibility to the village centre, local roads are poor quality and it occupies a peripheral, visually prominent location which makes it less acceptable than alternative sites. The site has a high risk of groundwater flooding.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN016a/09	<b>Site Name:</b> Well Cottage Pant
<b>Size (ha)</b>	0.93
<b>Indicative capacity</b>	28
<b>General location</b>	East of village and line of canal
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: Sand & Gravel superficial
<b>Current use</b>	agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Residential (W) and agriculture
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	Outside development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Poor accessibility to village services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Not well related to Pant
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Extended survey for Bats newts and reptiles; Environmental network enhancement potential
<b>Trees</b>	Trees & hedgerows will be a limiting constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course within 50m
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage:</b>	Between 50 and 75% of the site is susceptible to groundwater flooding

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Support for development of brownfield site. Concerns about flooding issues to the south and east. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	English Heritage: Llanymynech setting of conservation area and scheduled monument; Pant setting of scheduled monuments

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes, for low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights the fact that the site occupies a peripheral location and is separated from the Pant Development Boundary by the line of the former canal. The site is therefore not well related to Pant and has poor accessibility to village services.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

## Llanymynech & Pant: Submission

<b>Site Ref:</b> PAN017	<b>Site Name:</b> Land south of Well House
<b>Size (ha)</b>	0.56
<b>Indicative capacity</b>	16
<b>General location</b>	East of village and line of canal
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Part MSA: Sand & Gravel superficial
<b>Current use</b>	agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Residential (N), former canal (W), agriculture
<b>Local highway capacity/ constraints</b>	Access acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Provision of public open space Sheltered housing
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, but low general sensitivity
<b>Planning history or designations</b>	Outside development boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted by landowner
<b>Access to services/employment areas</b>	Poor accessibility to village services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Not well related to Pant
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Extended survey for Bats and reptiles; Adjacent to Environmental network with enhancement potential
<b>Trees</b>	Trees & hedgerows will be a significant constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	Water-course on site
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	Up to 75% of the site is susceptible to groundwater flooding

## Llanymynech & Pant: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Drainage: Suitability for SUDS</b>	Highly permeable geology and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to Primary Schools, bus routes and some types of open space, together with low landscape sensitivity and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights the fact that the site occupies a peripheral location and is separated from the Pant Development Boundary by the line of the former canal. The site is therefore not well related to Pant and has poor accessibility to village services.

### Conclusion

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
<b>If Yes, Key Development Issues from Assessment</b>	n/a

### 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.