

Oswestry: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Oswestry

Housing Sites:

Site Ref	Site Name	Stage 2	Comments
OSW002	Land off Gobowen Road, north of Jasmine Gardens	YES	Adjacent to Oswestry Hill Fort
OSW003	Oldport Farm Gobowen Road	YES	Existing farm complex, adjacent to Oswestry Hill Fort.
OSW004	Land off Whittington Road	YES	Forms part of wider setting for Oswestry Hill Fort. Promoted for employment use/mixed use.
OSW005	Land SE of Whittington Rd roundabout	NO	Not suitable as a housing site, but consider potential for employment use.
OSW006	Land NE of Whittington Rd roundabout	NO	Not suitable as a housing site, but consider potential for employment use.
OSW009	Site of former Print Works, 13 Oak Street	NO	Site is too small. Existing housing commitment.
OSW010	Land at Croftside, Queens Road	NO	Committed housing site with permission for 1 detached dwelling. Capacity limited by character of Queens Road, with large detached properties in established grounds. Previous proposal for larger scheme dismissed at Appeal.
OSW011	Autocare, King Street	NO	Site is too small. Existing housing commitment
OSW012	Everglades, Brynhafod Lane	NO	0.24ha. Existing mature trees covered by TPO. Arboriculture Report suggests reduced net developable area. Planning application submitted in 2008 to demolish existing property and redevelop site for 5 dwellings, subsequently withdrawn.
OSW013	Adjacent Cricket Ground, Morda Road	NO	Committee resolution to grant outline planning permission for housing development
OSW014	Arthurs Garage, Lower Brook Street	YES	Within existing development boundary

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Site Ref	Site Name	Stage 2	Comments
OSW015	Former Cambrian Railway Social Club, Gobowen Road	NO	Site is too small. Existing housing commitment
OSW016	Wholesale Meatsale, Willow Street	NO	Site is too small.
OSW017	Former Play Area Old Fort Road	NO	Site developed for 1 dwelling.
OSW018	Llys Hill, Middleton Road	NO	Committed housing site – 3 dwellings
OSW019	Land off Croeswylan Lane	YES	
OSW020	Land rear of Llwyn Cottage, LLwyn Road	YES	Within existing development boundary
OSW021	Land east of Oakhurst Road	YES	
OSW022	Land off Mount Road	YES	
OSW023	Green Pastures Weston Lane	YES	Site is too small on its own. Progress to Stage 2 in conjunction with OSW032
OSW024	Land North of Shrewsbury Road	YES	Strategic location identified in Core Strategy for the development of a mixed use sustainable urban extension
OSW025	Highwayman Playing Field Shrewsbury Road	YES	Planning permission (ref: 11/00729/FUL) granted for development of 88 bed care home accounting for majority of site. Scope for further development proposals to come forward on residual land.
OSW026	Land South of Love Lane	NO	Over 50% of site is within Flood Zone. Site is not well related to existing urban area
OSW027	Land North of Weston Lane	YES	Consider as part of a wider broad location in conjunction with OSW034, OSW035, OSW045, OSW046
OSW029	Oswestry Leisure Centre College Road	YES	Site of existing Oswestry Leisure Centre, due to be replaced by new Oswald Park leisure facility. Brownfield redevelopment opportunity in due course.
OSW030	Land at The Cottams, Morda Road	YES	

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Site Ref	Site Name	Stage 2	Comments
OSW032	Land South of Green Pastures Weston Lane	YES	Consider in conjunction with OSW023
OSW033	Council Depot, Alexandra Road	YES	Within existing development boundary
OSW034	Land south of The Cemetery (site A)	YES	Consider as part of a wider broad location in conjunction with OSW027, OSW035, OSW045, OSW046
OSW035	Land south of The Cemetery (site B)	YES	Consider as part of a wider broad location in conjunction with OSW027, OSW034, OSW045, OSW046
OSW039	Land at Weston Cotton Farm, Weston Lane	NO	Whole site within Flood Zone and not well related to existing urban area
OSW041	Land at Brogyntyn Park	NO	Registered Historic Park & Garden
OSW042	Richard Burbidge site, Whittington Road	YES	Foodstore led redevelopment of site currently being pursued. Appeal (Public Inquiry) pending.
OSW044	Central Car Park and adjoining land	YES	Main car park serving Oswestry town centre (550 spaces). Foodstore led redevelopment of site has been pursued, but planning permission refused on highways and design grounds. Town Council intends to retain for car parking. Potential of adjoining land to be considered.
OSW045	Land off Victoria Fields	YES	Consider as part of a wider broad location in conjunction with OSW027, OSW034, OSW035, OSW046
OSW046	Land south-east of The Cemetery (site C)	YES	Consider as part of a wider broad location in conjunction with OSW034, OSW035, OSW045
OSW051	Land at Smithfield Livestock Market	NO	Planning permission granted for a mixed use, foodstore led redevelopment
OSW052	Land east of Walford & North Shropshire College	NO	Site developed for new leisure centre (indoor sport & recreation facilities). Details of Phase 2 (outdoor sport & recreation facilities) still to be confirmed and subject to funding.
OSW053	Land between Trefonen Road and Penyllan Lane	YES	
OSW054	Land at Plas Wilmot, Weston Lane	NO	Within existing development boundary – Committee resolution to

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Site Ref	Site Name	Stage 2	Comments
			grant outline consent for housing
OSW055	Former Roy Evans Garage, Oak Street	NO	Site is too small. Within existing development boundary, currently in use as a garage, with car sales. Scope for redevelopment should existing use cease
OSW056	JT Hughes / Guttercrest, Victoria Road	YES	Within existing development boundary. Site currently in use as a car dealership, with neighbouring factory. Foodstore redevelopment proposal currently being pursued. Planning permission refused. Appeal pending.
OSW057	Health Centre / Adult Training Centre, Victoria Road	YES	Within existing development boundary. Currently in use as a Health Centre/ Adult Training Centre. Potential for existing uses to relocate. Suitable for a range of uses.
OSW058	Plas Fynnon Inland Revenue Office, Middleton Road	YES	Within existing development boundary. Currently in office use (Inland Revenue & other occupier). Inland Revenue Office due to close
OSW059	Overdale, Middleton Road	NO	0.25ha. Within existing development boundary. Site comprises detached property known as Overdale and its curtilage. Redevelopment potential. TPO may reduce site capacity below threshold.
OSW060	Garage site, Whittington Road	YES	Site in use as garages for properties on Whittington Road, together with an existing business. Potential redevelopment opportunity
OSW061	Land at Mile Oak	NO	No relationship with existing development boundary, but adjacent to Local Plan allocated employment site, with the benefit of outline planning consent. Within Flood Zone.
OSW062	Land east of A5, Mile End	NO	Site located on eastern side of A5 Oswestry bypass, with no relation to the existing development boundary / edge of built up area. Potential employment site option, but constrained. Not suitable for housing.
OSW063	Land east of Oakhurst Road	YES	No relationship with existing development boundary but adjacent to other promoted sites
OSW064	Land at Drenwydd Cottage	NO	No relationship with existing development boundary, but related to

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Site Ref	Site Name	Stage 2	Comments
			OSW065 and OSW005. Potential employment site option. Not suitable for housing.
OSW065	Land east of Whittington Road roundabout	YES	No relationship with existing development boundary, but related to OSW064 and OSW005. Potential employment site option. Not suitable for housing.
OSW066	Oakfield Middleton Road	YES	
OSW067	Land nr Weston Lane	YES	

Employment Sites:

Site Ref	Site Name	Stage 2	Comments
ELR041	Land north of Whittington Road (B4580) off A5 bypass, Oswestry	YES	Also promoted as OSW004
ELR042	Land north-east of Whittington Road (B4580) off A5 bypass, Oswestry	YES	Also promoted as OSW006
ELR043	Land south-east of Whittington Road (B4580) off A5 bypass, Oswestry	YES	Also promoted as OSW005 / OSW064 / OSW065
ELR044	Land east of Whittington House, Park Hall, Oswestry	YES	Also promoted as PARK006
ELR046	Land south of Weston Farm, Weston Lane, Oswestry	YES	Also promoted as OSW039
ELR047	Land west of Whittington House, Park Hall, Oswestry	YES	Also promoted as PARK007
ELR065	Oswestry Eastern Approach, SUE	YES	Also promoted as OSW024
ELR072	Land at Mile End East, SUE	YES	Also promoted as OSW062
ELR111	Weston Farm, Oswestry	NO	Access has proven undeliverable to date
ELR112	Maes y Clywdd / Mile Oak / Rod Meadows, Oswestry	NO	Site developed / employment commitment
ELR113	Artillery Business Park, Park Hall, Oswestry	NO	Site developed
ELR114	Ifton Colliery, Ifton Heath, Oswestry	NO	Site developed
ELR115	Ifton Industrial Estate, Ifton Heath,	NO	Site developed

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Site Ref	Site Name	Stage 2	Comments
	Oswestry		
ELR116	Bank Top Industrial Estate, St Martins, Oswestry	NO	Existing employment use

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Housing Sites:

Site ref: OSW002		Site Name: Land off Gobowen Rd, north of Jasmine Gardens	
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	Adjacent to Oswestry Hill Fort
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Note¹: Currently promoted is defined as information submitted through any one of the following mechanisms:

- i) Predecessor local authority Local Plan review or Local Development Preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) The Employment Land Review

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Recommendation: *Progress to Stage 2 assessment.*

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Site ref: OSW003		Site Name: Oldport Farm, Gobowen Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Existing farm complex
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 adjacent to development boundary, but adjoins land also put forward for consideration and within same land ownership
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	Adjacent to Oswestry Hill Fort
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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Recommendation: *Progress to Stage 2 assessment.*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW004		Site Name: Land off Whittington Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Forms part of setting for Oswestry Hill Fort

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8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: OSW005		Site Name: Land SE of Whittington Road roundabout	
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 adjacent to existing development boundary. Has relationship with OSW065
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	N	

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	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Do not *Progress to Stage 2 assessment - Not suitable as a housing site, but consider potential for employment use*

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Site ref: OSW006		Site Name: Land NE of Whittington Road roundabout	
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 adjacent to existing 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	N	

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	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	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment - Not suitable as a housing site, but consider potential for employment use*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW009		Site Name: Site of former Print Works, 13 Oak Street	
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	Y	Committed housing site Permission ref: OS2004/13076 - erection of 24 apartments with associated car parking facilities and alterations to access
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	Within existing 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	

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5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – too small & site with planning permission*

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Site ref: OSW010		Site Name: Land at Croftside, Queens Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Committed housing site – curtilage plot Permission ref: OS2008/15779 - Erection of a detached 4 bed dwelling
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key	N	Within existing development boundary

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	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	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – site with planning permission*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW011		Site Name: Autocare, King Street	
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	Y	Existing garage

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			Committed housing site – Permission ref: 10/04145/FUL Erection of 5 Apartments Following Demolition Of Existing Garage
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – too small & site with planning permission*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW012		Site Name: Everglades, Brynhafod Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.24ha – Existing mature trees covered by TPO. Arboriculture Report suggests reduced net developable area

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2	Site developed, or under construction or permission has been granted but not yet implemented	N	Existing residential property in large established grounds with mature trees. Planning application submitted in 2008 to demolish existing dormer bungalow and redevelopment the site for 5 dwellings, subsequently withdrawn.
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	Within existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	

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

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Site ref: OSW013 (linked to OSW054)		Site Name: Adjacent Cricket Ground, Morda Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Committee resolution to grant outline planning consent for housing (2012).
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	Within existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Do not progress to Stage 2 assessment - site with Committee resolution to grant outline planning permission for housing development

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Site ref: OSW014		Site Name: Arthurs Garage, Lower Brook Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within existing development boundary - existing car dealership within the centre of Oswestry
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW015		Site Name: Former Cambrian Railway Social Club, Gobowen Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Committed housing site. Permission ref: 09/02804/FUL Erection of six 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	Within existing development boundary, cleared site providing small brownfield redevelopment opportunity.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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Recommendation: *Do not progress to Stage 2 assessment – site with planning permission*

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Site ref: OSW016		Site Name: Wholesale Meatsale, Willow Street	
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	Within existing development boundary. Small brownfield redevelopment opportunity for housing. Pre-application discussions previously held.
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	N	

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	remainder is unlikely to be developable		
9	Site not currently promoted ¹	N	

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

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Site ref: OSW017		Site Name: Former Play Area, Old Fort Rd	
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	Y	Planning permission (ref:CO/2008/00033) granted for construction for 1 dwelling. Development now completed.
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	Within existing 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	

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7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – site developed*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW018		Site Name: Llys Hill, Middleton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Committed housing site. Permission ref: OS2009/70213 Erection of 3 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	Within existing 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	

Oswestry: Submission

7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – site with planning permission*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW019		Site Name: Land Off Croeswylan Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to existing 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	

Oswestry: Submission

6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW020		Site Name: Land rear of Llwyn Cottage, LLwyn Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.34ha
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	Within existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

Oswestry: Submission

	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	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW021		Site Name: Land east of Oakhurst Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary	N	Adjoining development boundary

Oswestry: Submission

	(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	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW022		Site Name: Land off Mount Road	
No.	Criteria	Y/N	Comments

Oswestry: Submission

1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW023		Site Name: Green Pastures, Weston Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.09ha but adjacent to OSW032

Oswestry: Submission

2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment – in conjunction with OSW032*

Stage 1 Site Assessment: *Oswestry*

Oswestry: Submission

Site ref: OSW024		Site Name: Land North of Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Strategic location identified in Core Strategy for the development of a sustainable mixed use urban extension.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Progress to Stage 2 assessment – allocation of land for specific uses within SUE

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW025		Site Name: Highwayman Playing Field, Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Planning permission (ref: 11/00729/FUL) granted for development of an 88 bed residential care home, covering two thirds of the site area. Scope for further development proposals to come forward on residual land.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within Oswestry Industrial Estate's development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Oswestry: Submission

Recommendation: *Progress to Stage 2 assessment – residual land without planning permission*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW026		Site Name: Land South of Love 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	Part adjacent to development boundary, but not well related in physical terms.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Over 50% within Flood Zone of River Morda
9	Site not currently promoted ¹	N	

Oswestry: Submission

Recommendation: *Do not progress to Stage 2 assessment – Flood Zone and not well related to existing development*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW027		Site Name: Land north of Weston 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 adjacent to existing development boundary but within broad location which is well related to the edge of the 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	N	

Oswestry: Submission

	part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable		
9	Site not currently promoted ¹	N	

Recommendation: Progress to Stage 2 assessment – consider as a broad location in conjunction with OSW034, OSW035, OSW045, OSW046

Stage 1 Site Assessment: Oswestry

Site ref: OSW029		Site Name: Oswestry Leisure Centre, College Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within existing development boundary. Site of existing Oswestry Leisure Centre, due to be replaced by new Oswald Park leisure facility, currently nearing completion. Brownfield redevelopment opportunity in due course.
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	N	

Oswestry: Submission

	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW030		Site Name: Land at The Cottams, Morda Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins edge 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	

Oswestry: Submission

7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW032		Site Name: Land South of Green Pastures, Weston 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	

Oswestry: Submission

6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment – consider in conjunction with OSW023*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW033		Site Name: Council Depot, Alexandra Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within existing development boundary. Existing Council depot. Potential brownfield redevelopment opportunity.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

Oswestry: Submission

	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	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW034		Site Name: Land south of The Cemetery (site A)	
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	N	Part adjacent to existing development boundary and within

Oswestry: Submission

	(where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		broad location which is well related to the edge of the 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 ¹	N	

Recommendation: Progress to Stage 2 assessment – consider as a broad location in conjunction with OSW027, OSW035, OSW045, OSW046

Stage 1 Site Assessment: Oswestry

Site ref: OSW035		Site Name: Land south of The Cemetery (site B)	
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	N	Part adjacent to existing development boundary and within

Oswestry: Submission

	(where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		broad location which is well related to the edge of the 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 ¹	N	

Recommendation: Progress to Stage 2 assessment – consider as a broad location in conjunction with OSW027, OSW034, OSW045, OSW046

Stage 1 Site Assessment: Oswestry

Site ref: OSW039		Site Name: Land at Weston Cotton Farm, Weston Lane	
No.	Criteria	Y/N	Comments

Oswestry: Submission

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
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	All in Flood Zone
9	Site not currently promoted ¹	N	

Recommendation: Do not progress to Stage 2 assessment – Flood Zone and not well related to existing urban area

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW041		Site Name: Land at Brogyntyn Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	Y	Registered Historic Parkland (Brogyntyn Park)
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: : Do not progress to Stage 2 assessment – Registered Historic Parkland

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW042		Site Name: Richard Burbidge Site, Whittington Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Planning permission refused for a Tesco foodstore, Petrol Filling Station, Cinema, restaurants and other uses.
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	Within existing 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	Site is adjacent to Shelf Bank – a proposed LNR
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Oswestry: Submission

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW044		Site Name: Central Car Park and adjoining land	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Main car park serving Oswestry town centre (550 spaces). Foodstore led redevelopment of site has been pursued, but planning permission refused on highways and design grounds. Town Council intends to retain for car parking. Potential of adjoining land to be considered.
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	Within existing settlement 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	

Oswestry: Submission

9	Site not currently promoted ¹	N	
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Recommendation: *Progress to Stage 2 assessment – adjoining land only*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW045		Site Name: Land off Victoria Fields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.6ha
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	N	

Oswestry: Submission

	remainder is unlikely to be developable		
9	Site not currently promoted ¹	N	

Recommendation: Progress to Stage 2 assessment – consider as a broad location in conjunction with OSW027, OSW034, OSW035, OSW046

Stage 1 Site Assessment: Oswestry

Site ref: OSW046		Site Name: Land south-east of The Cemetery (site C)	
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	N	

Oswestry: Submission

	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	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment – consider in conjunction with OSW034, OSW035, OSW045*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW051		Site Name: Land at Smithfield Livestock Market	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Smithfield Livestock Market - Planning permission granted for a mixed use, foodstore led redevelopment
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	Within existing 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	N	

Oswestry: Submission

	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Do not progress to Stage 2 assessment – Planning permission for alternative uses

Stage 1 Site Assessment: Oswestry

Site ref: OSW052		Site Name: Land east of Walford and North Shropshire College	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site of new leisure centre comprising swimming pools, multi-use sports hall, fitness gym, dance/function hall, cafeteria, crèche and ancillary accommodation.
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	N	

Oswestry: Submission

	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	

Recommendation: Do not progress to Stage 2 assessment – Site being developed for leisure use and not promoted as a development allocation

Stage 1 Site Assessment: Oswestry

Site ref: OSW053		Site Name: Land between Trefonen Road & Penyllan 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	Small part of site partly adjacent to development boundary, but generally not well related to existing 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	N	

Oswestry: Submission

	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	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW054 (linked to OSW013)		Site Name: Land at Plas Wilmot, Weston 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	Y	Part allocated for housing (Oswestry Borough Local Plan site H11.9) and Committee resolution to grant outline planning consent for housing (2012).
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	Within existing development boundary,

Oswestry: Submission

4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Do not progress to Stage 2 assessment – site with Committee resolution to grant outline planning permission for housing development

Stage 1 Site Assessment: Oswestry

Site ref: OSW055		Site Name: Roy Evans Garage, Oak Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small

Oswestry: Submission

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	Within existing development boundary, currently in use as a garage, with car sales. Scope for redevelopment should existing use cease.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	SHLAA

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

Stage 1 Site Assessment: Oswestry

Site ref: OSW056		Site Name: JT Hughes / Guttercrest Victoria Rd	
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	

Oswestry: Submission

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	Within existing development boundary. Site currently in use as a car dealership, with adjoining factory. Planning permission refused for foodstore redevelopment proposal.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW057

Site Name: Health Centre/ Adult Training Centre Victoria Rd

Oswestry: Submission

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	Within existing development boundary. Currently in use as a Health Centre/ Adult Training Centre. Potential for existing uses to relocate.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	SHLAA

Recommendation: *Progress to Stage 2 assessment*

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW058		Site Name: Plas Fynnon Inland Revenue Office	
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	Within existing development boundary. Currently in office use (Inland Revenue & other occupier). Inland Revenue Office due to close.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	SHLAA

Recommendation: Progress to Stage 2 assessment

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW059		Site Name: Overdale, Middleton Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.25ha (TPO may reduce site capacity below threshold)
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	Within existing development boundary. Site comprises detached property known as Overdale and its curtilage. Redevelopment potential.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	SHLAA

Oswestry: Submission

Recommendation: *Do not progress to Stage 2 assessment – site capacity likely to reduce below threshold*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW060		Site Name: Garage site, Whittington Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.25ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site in use as garages for properties on Whittington Road, together with an existing business. Potential redevelopment opportunity
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	N	

Oswestry: Submission

	remainder is unlikely to be developable		
9	Site not currently promoted ¹	Y	SHLAA

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW061		Site Name: Land at Mile Oak	
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	No relationship with existing development boundary, but adjacent to Local Plan allocated employment site, with the benefit of outline planning consent.
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	N	

Oswestry: Submission

	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	Y	
9	Site not currently promoted ¹	Y	

Recommendation: *Do not progress to Stage 2 assessment – Flood Zone*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW062		Site Name: Land east of A5 Mile End	
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	Potential employment site option, but constrained.
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 located on eastern side of A5 Oswestry bypass, with no relation to the existing development boundary / edge 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	N	

Oswestry: Submission

	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	

Recommendation: Do Not Progress to Stage 2 assessment, Not suitable as a housing site, but consider potential for employment use

Stage 1 Site Assessment: Oswestry

Site ref: OSW063		Site Name: Land east of Oakhurst Rd	
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	No relationship with existing development boundary but adjacent to other promoted sites
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	N	

Oswestry: Submission

	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	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW064		Site Name: Land at Drenewydd Cottage	
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	Potential employment site option
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	No relationship with existing development boundary, but related to OSW065 and OSW005
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	N	

Oswestry: Submission

	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	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Do Not Progress to Stage 2 assessment - Not suitable as a housing site, but consider potential for employment use

Stage 1 Site Assessment: Oswestry

Site ref: OSW065		Site Name: Land East of Whittington Road roundabout	
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	Potential employment site option
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key	Y	No relationship with existing development boundary, but related to OSW064 and OSW005

Oswestry: Submission

	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	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment - Not suitable as a housing site, but consider potential for employment use*

Stage 1 Site Assessment: *Oswestry*

Site ref: OSW066		Site Name: Oakfield Middleton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary	N	Partly within the development boundary

Oswestry: Submission

	(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	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Progress to Stage 2

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: OSW067sd		Site Name: Land nr Weston Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.24ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary. Need to be linked with OSW032 for 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	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site progressed to Stage 2 assessment

Oswestry: Submission

Employment Sites:

Stage 1 Site Assessment:

Oswestry

Site ref: ELR041 (OSW004)		Site Name: Land north of Whittington Road (B4580) off A5 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Site ref: ELR042 (OSW006)		Site Name: Land north east of Whittington Road off A5 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Oswestry: Submission

Recommendation: Progress to Phase 2

Oswestry: Submission

Site ref: ELR043 (OSW005 / OSW064 / OSW065)		Site Name: Land east of Whittington Road roundabout off A5 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Site ref: ELR044 (PARK006)		Site Name: Land east of Whittington House Park Hall	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Oswestry: Submission

Stage 1 Site Assessment: Oswestry

Site ref: ELR046 (includes OSW039, but employment site a lot larger)		Site Name: Land south of Weston Farm, Weston Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Site ref: ELR047 (PARK007)		Site Name: Land west of Whittington House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Oswestry: Submission

Site ref: ELR065 (part of OSW024)		Site Name: Oswestry Eastern Approach SUE	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Site ref: ELR072 (part of OSW062)		Site Name: Land at Mile End East, SUE	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Phase 2

Oswestry: Submission

Site ref: ELR111		Site Name: Weston Farm, Oswestry	
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	Previous allocation, but site access has proven undeliverable to date
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	N	

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

Oswestry: Submission

Site ref: ELR112		Site Name: Maes y Clywdd / Mile Oak / Rod Meadows, Oswestry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site developed / employment commitment
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

Oswestry: Submission

Site ref: ELR113		Site Name: Artillery Business Park, Park Hall, Oswestry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site developed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

Oswestry: Submission

Site ref: ELR114		Site Name: Ifton Colliery, Ifton Heath, Oswestry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site developed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

Oswestry: Submission

Site ref: ELR115		Site Name: Ifton Industrial Estate, Ifton Heath, Oswestry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site developed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

Oswestry: Submission

Site ref: ELR116		Site Name: Bank Top Industrial Estate, St Martins, Oswestry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Existing employment use
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	N	

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

Oswestry: Submission

Note 1:

Currently promoted is defined as information submitted through any one of the following mechanisms:

- i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) Shropshire Council's Employment Land Review

Oswestry: Submission

Housing Sites Assessment: Stage 2a

Site ref: OSW002		Site Name: Land off Gobowen Road, north of Jasmine Gardens		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Site adjoins Llwyn Coppice (natural open space).
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site with 300m of Oswestry Hill Fort Scheduled Ancient Monument

Oswestry: Submission

Site ref: OSW002		Site Name: Land off Gobowen Road, north of Jasmine Gardens		
	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"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 250m of a Wildlife 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW003		Site Name: Oldport Farm Gobowen Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site with 300m of Oswestry Hill Fort Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW003		Site Name: Oldport Farm Gobowen Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 250m of a Wildlife 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	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	+	There is a small area (less than 1ha) of previously filled ground (such as a pond, marsh or stream) within the site, dating from 1902

Site Assessment: Stage 2a

Settlement: OSWESTRY

Oswestry: Submission

Site ref: OSW004		Site Name: Land off Whittington Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	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	-	Site with 300m of Oswestry Hill Fort Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW004		Site Name: Land off Whittington Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	North western boundary of site just within 250m of a Wildlife 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	There is a small area (less than 1ha) of previously filled ground (such as a pond, marsh or stream) within the site, dating from 1954

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW014		Site Name: Arthur's Garage, Lower Brook Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Within town centre conservation area

Oswestry: Submission

Site ref: OSW014		Site Name: Arthur's Garage, Lower Brook Street		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Part of the site was used for leather tanning and dressing between 1843 and 1893

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW019		Site Name: Land off Croeswylan Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Eastern boundary of site is within 480m of amenity green space
	▪ 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	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW019		Site Name: Land off Croeswylan Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW020		Site Name: Land rear of Llwyn Cottage, Llwyn Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site with 300m of Oswestry Hill Fort Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW020		Site Name: Land rear of Llwyn Cottage, Llwyn Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW021		Site Name: Land east of Oakhurst Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site with 300m of Oswestry Hill Fort Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW021		Site Name: Land east of Oakhurst Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of both a Conservation area and a Registered Park or Garden
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	There is a small area (less than 1ha) of previously filled ground such as a (pond, marsh or stream) within the site, dating from 1954

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW022		Site Name: Land off Mount Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0		

Oswestry: Submission

Site ref: OSW022		Site Name: Land off Mount Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Part of site within 300m of Pant Glas and Brogyntyn Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Part of the site (less than 1 ha) was quarried for sand, clay or gravel between 1843 and 1893

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW023		Site Name: Green Pastures, Weston Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW023		Site Name: Green Pastures, Weston Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW0024		Site Name: Land north of Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW0024		Site Name: Land north of Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	+	There are 3 small areas (less than 1ha) of previously used land within the site. Two are filled ground (such as a pond, marsh or stream) dating from 1929 and the third is an area of sand, clay or gravel extraction dating from 1890

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW025		Site Name: Highwayman Playing Field, Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Disused playing field/football pitch
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW025		Site Name: Highwayman Playing Field, Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Small part of site within 250m of Waste Transfer Station
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW027		Site Name: Land North of Weston Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW027		Site Name: Land North of Weston Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Northern tip of site within 250m of former gasworks
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW029		Site Name: Oswestry Leisure Centre, College Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW029		Site Name: Oswestry Leisure Centre, College Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW030		Site Name: Land at The Cottams, Morda Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	0	Majority of site has moderate sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW030		Site Name: Land at The Cottams, Morda Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Southern part of site is 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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW032		Site Name: Land South of Green Pastures, Weston Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW032		Site Name: Land South of Green Pastures, Weston Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW033		Site Name: Council Depot, Alexandra Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW033		Site Name: Council Depot, Alexandra Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of both Pant Glas and Brogyntyn Park Conservation Area and Oswestry Town Centre Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	+	There is a small area (less than 1ha) of previously filled ground (such as a pond, marsh or stream) within the site, dating from 1954 and the site was also used as a haulage depot in the period 1970 - 1996

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW034		Site Name: Land South of The Cemetery (Site A)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	+	Majority of site has low sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW034		Site Name: Land South of The Cemetery (Site A)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of former gasworks
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW035		Site Name: Land South of The Cemetery (Site B)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW035		Site Name: Land South of The Cemetery (Site B)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Part of site within 250m of former gasworks
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW042		Site Name: Richard Burbidge Site, Whittington Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW042		Site Name: Richard Burbidge Site, Whittington Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 100m of Shelf Bank Local Nature Reserve
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Two single trees on site boundary covered by TPO
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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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 and Cambrian Railway Works

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW044		Site Name: Central Car Park and adjoining land (adjoining land only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	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	-	Castle mound
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Within Town Centre Conservation Area

Oswestry: Submission

Site ref: OSW044		Site Name: Central Car Park and adjoining land (adjoining land only)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW0045		Site Name: Land off Victoria Fields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW0045		Site Name: Land off Victoria Fields		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Oswestry Town Centre Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0		Site within 250m of previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW046		Site Name: Land South-east of The Cemetery (Site C)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	Sensitivity low
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW046		Site Name: Land South-east of The Cemetery (Site C)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Very small part Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW053		Site Name: Land between Trefonen Road and Penyllan Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			Part of site comprises playing fields for Oswestry school
	▪ 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	
▪ an outdoor sports facility	-/0	-		
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
▪ a young people's recreational facility	-/+	-		
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW053		Site Name: Land between Trefonen Road and Penyllan Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	There is a small area (less than 1ha) of previously filled ground (such as a pond, marsh or stream) within the site, dating from 1954

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW0056		Site Name: JT Hughes / Guttercrest, Victoria Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	No information available
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW0056		Site Name: JT Hughes / Guttercrest, Victoria Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Oswestry Town Centre Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	--	Within 250m of previous landfill site
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	+	Gas manufacture & distribution

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW0057		Site Name: Health Centre/Adult Training Centre, Salop Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Site contains an amenity green space in northern section
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW0057		Site Name: Health Centre/Adult Training Centre, Salop Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Oswestry Town Centre Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of a previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW0058		Site Name: Plas Fynnon Inland Revenue Office		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	No information available
	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	-	Site within 300m of Wat's Dyke earthwork Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW0058		Site Name: Plas Fynnon Inland Revenue Office		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Oswestry Town Centre Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Several single TPO's within boundary
9	Site wholly or partly within an Air Quality Management Area	-/0		
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site classed as urban
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	Former Cambrian railway adjacent

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW060		Site Name: Garage Site, Whittington Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	No information available
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW060		Site Name: Garage Site, Whittington Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Several single TPO's within site
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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	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	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW063		Site Name: Land East of Oakhurst Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Only a small part of the south of the site is within 480m
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Only small area of site 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	-	+	Sensitivity low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW063		Site Name: Land East of Oakhurst Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within 300m of Pant Glas and Brogyntyn Park Conservation Area and within 300m of Brogyntyn Park Registered Park
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	There are 2 small areas (less than 1ha) of previously filled ground (such as a pond, marsh or stream) within the site, dating from 1889 and 1902

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW065		Site Name: Land East of Whittington Road Roundabout		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW065		Site Name: Land East of Whittington Road Roundabout		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: OSW066		Site Name: Oakfield Middleton Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: OSW066		Site Name: Oakfield Middleton Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: Oswestry

Site ref: OSW067sd		Site Name: Land nr Weston Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

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

**Oswestry: Submission
Housing Sites Assessment: Stage 2b**

Site Ref: OSW002	Site Name: Land off Gobowen Road, north of Jasmine Gardens
Size (ha)	4.3
Indicative capacity	80
General location	The site is located on the northern edge of Oswestry on land off Gobowen Road, to the south-east of the Oswestry Hill Fort.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is adjacent to a Mineral Safeguarding Area
Current use	Agriculture
Topography	Sloping up to the south and west from Gobowen Road.
Adjoining land uses and boundary features	Oldport Farm is to the north, with the hill fort to the north west, a wooded hill to the west, Jasmine Gardens housing development to the south, and the Gobowen Road and former railway to the east.
Local highway capacity/ constraints	Access acceptable. Looking for link to new greenway along former railway line to the east of the site.
Other critical infrastructure constraints¹	Oswestry Place Plan (2011-2012) <ol style="list-style-type: none"> 1. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 2. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 3. Upgrade to sewage treatment works in Oswestry 4. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 5. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 6. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 7. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 8. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character ²	The site is assessed as of high/medium landscape sensitivity The site is a pasture used for horse grazing which rises up to form the lower slopes of a distinctive wooded knoll on the northern outskirts of Oswestry. It is separated from the B5069 approach road and from land to the north west by low cut hedges. A small watercourse/ditch follows the contours of the hillside creating a slight indentation in the landform. The site is visible on the northern approaches to the settlement and acts as part of the setting to Old Oswestry Fort and to the wooded knoll which together act as distinctive

Oswestry: Submission

	landmarks in the landscape north of the settlement. A rural farm complex lies to the north. The site is sensitive as a prominent and attractive part of the rising landform, its role as setting to the hillfort and as a buffer between the rural farmstead at Oldport and the settlement. As a result, the site is assessed as of low capacity for housing development.
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted J10 Planning on behalf of landowner.
Access to services/employment areas	The site is well served by employment areas, as it is close to the existing employment sites along Whittington Road. In terms of services, although on the edge of Oswestry it is not very far from the town centre, where most of the essential services can be found.
Other constraints	N/A
General site related benefits	The promotional material suggests a number of benefits linked to sites OSW002, OSW003 and OSW004, with housing and employment land provision, improved access to the Hill Fort, with a car park off Gobowen Road and informal open space and new access links, and other public open space.
Transport and Highways related benefits	The dismantled railway forms a potential pedestrian/cycle link from the site to the town centre.
Strategic fit	N/A
Other relevant information	Promotional material and supporting documentation from agents has been submitted and subsequently updated to inform a public exhibition in October 2013.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument (SAM). Development likely to have a major detrimental impact on setting of SAM. Further archaeological evaluation of the site also necessary.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is adjacent to County Wildlife Site which is within 200m.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report.</p>
Trees	No significant tree or hedgerow constraints (Depending on site access)
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or

Oswestry: Submission

	planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	13 % of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation processes have generated extensive opposition to the allocation of sites which are perceived to have an adverse impact on the setting of the Old Oswestry hillfort. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage does not support land allocations that would be likely to have a negative impact upon the setting of Old Oswestry Hill Fort require further work to be carried out to assess the setting of the Hill Fort and the impact of development of the areas proposed.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school, a local park or garden, a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The site is one of three areas off the Gobowen and Whittington Roads (with OSW003 and OSW004) which have been put forward for consideration by one landowner in a coordinated way and with the importance of the setting of the Oswestry Hill Fort in mind. Sites OSW002 and OSW003 are immediately adjacent to the Hill Fort, with Oldport Farm and associated buildings currently having an adverse impact on its setting. The linked proposals for the two sites would include facilities and public open space for improved visitor access to the Hill Fort.

Taking site OSW002 on its own, the more detailed site specific landscape sensitivity assessment from Stage 2b shows that landscape sensitivity is medium to high. However, it is considered that there is scope for some development of the land adjoining the Jasmine Road development as this would be seen primarily against the existing housing and wooded hill which rise above the site. Notwithstanding this, it would be important that the development area did not extend too far north where it would start to impinge more on to the setting of the Hill Fort and bring coalescence with the Oldport farm buildings. The scope for improved access to the hill fort from the coordinated approach proposed to the two sites off Gobowen Road is also considered to be a benefit to be balanced with the potential landscape impact of development in this location. Whilst access to the site can be taken directly from the Gobowen Road, there would be need to address current traffic speeds.

Oswestry: Submission

Conclusion

Potential windfall site	
Realistic site	Yes

Recommendation

Preferred option	Yes – for approximately 80 houses and as part of a coordinated approach with site OSW003, having regard to the setting of the Hill Fort, providing public open space and paths to enable the improvement of the public access to and enjoyment of the Hill Fort, and including measures to manage traffic speeds on the Gobowen Road.
Allocation in Final Plan	No – following further consideration of representations at Cabinet on 19 th February, and in the wider context of overall proposals for future housing development in the town, councillors decided not to allocate this site.

Oswestry: Submission

Site Ref: OSW003	Site Name: Oldport Farm, Gobowen Road
Size (ha)	1.7
Indicative capacity	25
General location	The site is located on the northern edge of Oswestry off Gobowen Road, to the east of the Oswestry Hill Fort.
Brownfield or Greenfield	Greenfield/agricultural buildings
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Farm complex/agricultural buildings and associated land
Topography	Relatively flat
Adjoining land uses and boundary features	Agricultural land on all sides, with the Gobowen Road and former railway line to the east and the Oswestry Hill Fort to the west.
Local highway capacity/ constraints	Access acceptable. Looking for link to new greenway along former railway line to the east.
Other critical infrastructure constraints¹	Oswestry Place Plan (2011-2012) 9. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 10. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 11. Upgrade to sewage treatment works in Oswestry 12. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 13. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 14. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 15. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 16. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	No site specific assessment; but the linked site OSW002 is assessed as being of high/medium landscape sensitivity and low capacity for housing, with the site being visible on the northern approaches to the settlement and acting as part of the setting to Old Oswestry Fort and to the wooded knoll which together act as distinctive landmarks in the landscape north of the settlement.
Planning history or designations	Related to current uses.
Land ownership, land agreements and delivery statements	The site is being promoted J10 Planning on behalf of landowner.
Access to	The site is well served by employment areas, as it is close to the existing

Oswestry: Submission

services/employment areas	employment sites along Whittington Road and relatively close to the town centre. In terms of services, although on the edge of Oswestry it is not very far from the town centre, where most of the essential services can be found.
Other constraints	N/A
General site related benefits	The promotional material suggests a number of benefits linked to sites OSW002, OSW003 and OSW004, with housing and employment land provision, improved access to the Hill Fort, with a car park off Gobowen Road and informal open space and new access links, and other public open space.
Transport and Highways related benefits	The dismantled railway forms a potential pedestrian/cycle link from the site to the town centre.
Strategic fit	N/A
Other relevant information	Promotional material and supporting documentation from agents has been submitted.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM- Development may have a detrimental impact on setting of SAM - would need to be assessed
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is adjacent to County Wildlife Site which is within 200m.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report.</p>
Trees	No significant tree or hedgerow constraints.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the
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Oswestry: Submission

	north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation processes have generated extensive opposition to the allocation of sites which are perceived to have an adverse impact on the setting of the Old Oswestry hillfort. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage does not support land allocations that would be likely to have a negative impact upon the setting of Old Oswestry Hill Fort require further work to be carried out to assess the setting of the Hill Fort and the impact of development of the areas proposed.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, landscape sensitivity which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a local park or garden, a young person's recreational facility and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The site is one of three areas off the Gobowen and Whittington Roads (with OSW002 and OSW004) which have been put forward for consideration by one landowner in a coordinated way and with the importance of the setting of the Oswestry Hill Fort in mind. Sites OSW002 and OSW003 are immediately adjacent to the Hill Fort, with Oldport Farm and associated buildings currently having an adverse impact on its setting. The linked proposals for the two sites would include facilities and public open space for improved visitor access to the Hill Fort.

Taking site OSW003 on its own, while the sensitivity of the landscape is likely to be similar to OSW002 (i.e. medium to high based on the more detailed site specific assessment from the Stage 2b assessment) it is recognised, there is clearly scope to convert the existing agricultural buildings to residential use. It is also considered that there would be scope for some limited and sensitively designed development to the rear of these buildings as enabling development. Whilst there is existing access to the site from the Gobowen Road, part of the proposed development is the provision of an area of parking for visitors to the Hill Fort. The scope for improved access to the hill fort from the coordinated approach proposed to the two sites off Gobowen Road is considered to be a benefit to be balanced with the potential landscape impact of development in this location. It is considered that there is a need to address current traffic speeds on the Gobowen Road as part of any development.

Conclusion

Potential windfall site	Yes
Realistic site	Yes as part of a coordinated development with site OSW002

Recommendation

Preferred option	Yes, for approximately 25 dwellings through conversions and limited new build as part of a coordinated development with site OSW002, having regard to the setting of the Hill Fort, providing improved access and parking for visitors to the Hill Fort, and including measures to manage traffic speeds on the Gobowen Road.
Allocation in Final Plan	No – following further consideration of representations at Cabinet on 19 th February, and in the wider context of overall proposals for future housing development in the town, councillors decided not to allocate this site.

Oswestry: Submission

Site Ref: OSW004	Site Name: Land off Whittington Road
Size (ha)	17.3 - 8.8 ha promoted/developable
Indicative capacity	125 houses and 2-3 ha of employment land
General location	The site is located in northern Oswestry on land off Whittington Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Undulating/bowl
Adjoining land uses and boundary features	There are major existing industrial and commercial uses on Whittington Road adjoining the site, with residential development and the Oswestry substation to the south, the A5 bypass to the east, and the former railway line and Gobowen Road to the west.
Local highway capacity/ constraints	Access acceptable. Pedestrian crossing on Whittington Road required. Impact on trunk road and roundabout sensitivity.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ol style="list-style-type: none"> 17. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 18. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 19. Upgrade to sewage treatment works in Oswestry 20. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 21. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 22. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 23. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 24. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character ²	<p>The site is assessed as of medium landscape sensitivity</p> <p>The site is a very gently undulating pasture on the northern edge of Oswestry. It is bounded by the A5[T] to the east, partly on embankment, by the B4580 to the south and by the B5069 and single track railway to the west. These transport corridors reduce its tranquillity but make the site highly visible. Screening vegetation is limited to parts of the east and west boundaries on adjacent land. There are views across the site to the Old Oswestry Fort to the west which is a prominent landmark. Detractors lie to the south and south west in the form of commercial and industrial buildings and power lines cross the site to reach the substation to the south. The sensitivity of the site lies in its role as part of the wider setting to the hillfort</p>

Oswestry: Submission

	<p>with clear views to and from it. The recessive brown cladding of the industrial estate to the west is an indication of this perceived sensitivity by others. The site is assessed as of medium/low capacity for housing development and medium capacity for employment.</p> <p>The site has little/no capacity for housing due to its relationship with existing industrial and commercial development to the south and west, the site's role as part of the wider setting of Old Oswestry Hillfort, views to and from the fort and extending the edge of the settlement north in a highly visible location.</p> <p>The Oswestry Landscape Sensitivity Capacity Study further comments: 'should development be considered, the part of the site with least effect on the fort is the southern half defined by a line from the northern edge of the existing industrial development to the west running towards the industrial development at Park Hall to the east, using a hedge line as a northern boundary. This would not extend the development further north than existing development to the east or west and would avoid the more sensitive parts of the hillfort's setting. There would be a need for large scale planting infrastructure on the northern boundary and within the site to break up the massing of the development. Extending development further north would have the effect of reducing the fort's prominence and open context to the detriment of Oswestry's northern approaches. If this was carried out, large screening buffers, especially to the west would be essential. There may be opportunities to respond to the hillfort in any development layout in the use of axes or view corridors, especially from surrounding roads.'</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted by J10 Planning on behalf of landowner.
Access to services/employment areas	The site is well served by employment areas, as it is close to the existing employment sites along Whittington Road. In terms of services, although on the edge of Oswestry it is not very far from the town centre, where most of the essential services can be found.
Other constraints	Electricity pylons (parallel with A5 Bypass). Lake Vyrnwy water supply pipeline (Whittington Road frontage). Existing industrial development at western end of Whittington Road.
General site related benefits	The promotional material suggests a number of benefits linked to sites OSW002, OSW003 and OSW004, with housing and employment land provision, improved access to the Hill Fort, with a car park off Gobowen Road and informal open space and new access links, and other public open space.
Transport and Highways related benefits	The dismantled railway forms a potential pedestrian/cycle link from the site to the town centre.
Strategic fit	N/A
Other relevant information	Promotional material and supporting documentation from agents has been submitted.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM Impact on setting of SAM needs to be assessment. Archaeological evaluation of site has been undertaken - further mitigation may be required post-determination.
Biodiversity	There are known protected species on site (Great Crested Newts within 200m) but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> Extended Phase 1

Oswestry: Submission

	<ul style="list-style-type: none"> • Bats • Great Crested Newts • Reptiles <p>The site is adjacent to County Wildlife Site which is within 200m.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	No significant tree or hedgerow constraints.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	19% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation processes have generated extensive opposition to the allocation of sites which are perceived to have an adverse impact on the setting of the Old Oswestry hillfort. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage does not support land allocations that would be likely to have a negative impact upon the setting of Old Oswestry Hill Fort require further work to be carried out to assess the setting of the Hill Fort and the impact of development of the areas proposed.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a small area of previously filled ground (probably an old pond). The assessment is negative for access to a local park or garden and a young person's recreational facility, agricultural land quality and proximity to both a Scheduled Ancient Monument and a Wildlife Site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

Oswestry: Submission

The site is one of three areas off the Gobowen and Whittington Roads (with OSW002 and OSW003) which have been put forward for consideration by one landowner in a coordinated way and with the importance of the setting of the Oswestry Hill Fort in mind. Sites OSW002 and OSW003 are immediately adjacent to the Hill Fort, with Oldport Farm and associated buildings currently having an adverse impact on its setting. The linked proposals for the two sites would include facilities and public open space for improved visitor access to the Hill Fort.

Site OSW004 is further from the Hill Fort, being to the east of the Gobowen Road and former railway, but is still part of the setting of the Hill Fort as viewed from the east/south east, and the sensitivity of the landscape is understood. The site is a large area, and it is recognised that the northern part of the site has potentially greater impact on the setting of the Hill Fort, particularly viewed from the north. The area considered to have potential for development is therefore the southern part of the land adjoining Whittington Road and its existing development. Nonetheless, the site has further constraints, with the existing industrial development at the western end of Whittington Road, existing road junction limitations, the major electricity power lines linking to the substation on Whittington Road, and the Vyrnwy water pipeline running parallel with the Whittington Road. Even so, the site is one of the few major greenfield sites within and well related to the A5 Bypass with significant potential for development, provided that the land uses (including both housing and employment) are carefully planned around the constraints, with particular regard to the setting of the hill fort and the need for buffer areas between housing and employment uses. The site is also close to a primary school and medical centre, and can be linked to the town centre for pedestrians and cyclists by the former railway line. Impacts on the local road network would need to be addressed through mitigation measures.

Conclusion

Potential windfall site	
Realistic site	Yes

Recommendation

Preferred option	<p>Yes, for approximately 117 houses, subject to the access, layout, landscaping and design of the site having appropriate regard to the setting of the Hill Fort, and following full assessment of the significance of the heritage assets, including assessment of the archaeological interest of the site.</p> <p>Development to be subject to pedestrian and cyclepath links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort.</p> <p>Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</p>
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Oswestry: Submission

Site Ref: OSW014	Site Name: Arthurs of Oswestry, Lower Brook Street
Size (ha)	0.3
Indicative capacity	8.83
General location	The site is located in central Oswestry on Lower Brook Street – car dealership..
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update.

Oswestry: Submission

Site Ref: OSW019	Site Name: Land off Croeswylan Lane
Size (ha)	1.0
Indicative capacity	30
General location	The site is located on the south-western edge of Oswestry on land off Croeswylan Lane and north of the River Morda.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Sloping to the south/east.
Adjoining land uses and boundary features	There is agricultural land on all sides except existing residential properties fronting Croeswylan Lane and to the east.
Local highway capacity/ constraints	Access potentially acceptable.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> 25. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 26. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 27. Upgrade to sewage treatment works in Oswestry 28. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 29. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 30. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 31. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 32. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	No site specific assessment; General landscape sensitivity is moderate. The site is relatively prominent visually and forms part of the Morda Valley.green corridor. Mature trees and hedgerow along Croeswylan Lane and Love Lane.
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted.
Access to services/employment areas	The site is close to the Marches Secondary School. There is a bus service within 480m, therefore allowing access to Oswestry town centre. The town's main industrial estate is also in southern Oswestry (Maesbury Road).
Other constraints	Mature trees and hedgerow along Croeswylan Lane and Love Lane.
General site related benefits	N/A

Oswestry: Submission

Transport and Highways related benefits	N/A
Strategic fit	Small site adjoining the existing development boundary.
Other relevant information	Supporting information indicating scope for 3-4 dwellings and potential access points.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a limiting constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

Oswestry: Submission

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

This is a relatively small but constrained site on the south-western edge of Oswestry. The land falls away steeply from Croeswylan Lane into the Morda Valley and it is visually exposed to views from across the valley. The availability of an agreed suitable access also remains to be demonstrated. The site is therefore not considered suitable to be identified for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW020	Site Name: Land rear of Llwyn Cottage, Llwyn Road
Size (ha)	0.4
Indicative capacity	12
General location	The site is located in north Oswestry at land at the rear of Llwyn Cottage on Llwyn Road. To the north of the site there is a recreation and wooded area, further north is the Old Oswestry Hill Fort.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Field
Topography	Elevated land rising to north east
Adjoining land uses and boundary features	To the east, west and south, there is existing housing, with recreation land to the north.
Local highway capacity/ constraints	Access acceptable.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>33. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>34. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>35. Upgrade to sewage treatment works in Oswestry</p> <p>36. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>37. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>38. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>39. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>40. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	Site not specifically included in landscape assessment report, but within existing built up area/residential character, with recreation ground/countryside to the north.
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None at this stage
Access to services/employment areas	The site is within easy walking distance of the school, play area, amenity green space a bus stop, with a regular service,. It is also reasonably accessible to the town's facilities.
Other constraints	Nothing identified at this stage- access currently shown off Llwyn Road

Oswestry: Submission

General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	Within development boundary identified in adopted Local Plan.
Other relevant information	SHLAA description: Overgrown area of vacant land situated to the rear of Llwyn Cottage with no obvious garden or open space function. The site is elevated above Llwyn Road. The Coppice, a wooded area of higher ground contains the site to the north. Residential development to the south. Some trees along southern boundary. Site is effectively landlocked. Site lies within the settlement development boundary. A possible development opportunity could present itself if a suitable highway access, to meet the requirements of the Local Highway Authority, could be achieved off Llwyn Road.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument (SAM). Site access crosses line of Wat's Dyke - archaeological evaluation would be necessary prior to submission of an application.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a significant constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact,
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Oswestry: Submission

	loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	No comments received

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an area of natural and semi-natural open space, an amenity green space and a children's play area as well as being positive for landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a local park or garden and a young person's recreational facility and proximity to a Scheduled Ancient Monument. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.

The Stage 2b assessment highlights the elevation of the site and proximity of the Hill Fort. There is a need to consider the historic environment (including archaeological issues), tree/hedgerow and ecological concerns. Potential ground water flooding is also highlighted. There is also a need to maintain the integrity of the environmental network in this location.

This is a greenfield site/garden land within the existing development boundary on the northern edge of the town, closely associated with existing established housing, which could come forward as an infill site. The site is accessible to a good range of services and facilities and it appears that site access is available. There are some groundwater flooding, ecological and potential impacts on heritage assets (in particular archaeological evaluation would be necessary) which would need to be taken into account.

Conclusion

Potential windfall site	Yes - within development boundary
Realistic site	Yes - if the various constraints referred to can be satisfactorily addressed.

Recommendation

Preferred option	No - small scale site within development boundary
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Oswestry: Submission

Site Ref:OSW021	Site Name: Land east of Oakhurst Road
Size (ha)	14.1
Indicative capacity	423 at 30 dwellings per ha. Parcel of 4.4. ha nearest to Oakfield road: 125 dwellings (from supporting information). See also OSW063 – land to north.
General location	The site is located on the northern edge of Oswestry on land east of Oakhurst Road, with the Old Oswestry Hill Fort to the north east.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Land rising to the west with highest point to the north west, with hillock features.
Adjoining land uses and boundary features	There is agricultural land to the north, west and east. Oakhurst Road forms the western boundary, and there is a sports ground to the east, with existing housing to the south.
Local highway capacity/ constraints	Oakhurst Road is narrow with stone wall boundary features, and is rising steeply northwards.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ol style="list-style-type: none"> 41. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 42. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 43. Upgrade to sewage treatment works in Oswestry 44. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 45. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 46. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 47. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 48. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character ²	<p>Landscape sensitivity report (together with OSW063):</p> <p>Landscape sensitivity is high/medium. The site is part of rising pastoral land north of the settlement. The highest point is to the north west but two distinctive rounded hillocks spring from the lower land in the south eastern corner. Tree cover is minimal and hedges are low cut meaning the site is open allowing views to and from the B4579 Oakhurst Road on the western boundary to the Old Oswestry Hillfort to the east, which is only separated from the site by one field. The open character of the site and its stone wall boundary to the east relate it visually to the parkland rising to the west, making this a positive approach to the town. The site is sensitive due to its contribution to the setting of the hillfort, parkland, its open</p>

Oswestry: Submission

	<p>landscape character and position in the wider countryside.</p> <p>The site has no capacity for housing or employment use due to its contribution to the setting of the hillfort and visibility from it, its strong relationship with adjacent registered parkland and its character.</p>
Planning history or designations	
Land ownership, land agreements and delivery statements	<p>J Ross Developments agent on western part of site</p> <p>Agents (J Ross) supporting information indicates: no constraints, site available for development, services available.</p> <p>Roger Parry promoting larger area, including land to the north.</p>
Access to services/employment areas	<p>Close to primary school and recreation facilities, and relatively close to town centre to the south, although access routes not demonstrated, and the site is significantly uphill from the centre which would make access by walking/cycling less attractive.</p>
Other constraints	Pond and watercourses
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	None identified
Other relevant information	<p>SHLAA report : Site comprises two large continuous fields on the northern edge of the built up between B4579 (Oakhurst Road) and Gatacre Playing Fields. Residential development to the south, Brogyntyn Park to the west, open countryside to north. Open countryside and playing fields to the east with Oswestry Hillfort beyond. This open tract of farmland stretching east from Oakhurst Road affords uninterrupted views of the Hillfort. The field fronting Oakhurst Road is relatively flat with a stone boundary wall along the road frontage. The land further to the east is much more undulating and rises steeply from Gatacre Playing Fields. No mature trees within site. Hedgerow boundary between fields.</p> <p>The site is open and exposed. Development here would result in a significant northern expansion of the town into attractive open countryside. Open views towards the Hillfort would be lost and the setting of the Scheduled Ancient Monument would be significantly impacted upon.</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>Impact on setting of Old Oswestry hillfort (a Scheduled Ancient Monument) likely to constitute substantial harm. Also likely to have an impact on the setting of Brogyntyn Registered Park and Pant Glas Conservation Area.</p>
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Water voles ▪ Reptiles ▪ Otter <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p>

Oswestry: Submission

	The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report
Trees	No comments received
Environmental Health	
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood events has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space, and infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to; bus transport; the primary school; a local park or garden; an area of natural and semi-natural open space; an area of green space and a children's play area as well as being positive for landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment), flood risk and development would offer the potential to remediate small area of filled ground (probably a pond or marsh). The assessment is negative for access to a young person's recreational facility, agricultural land quality and the site is within 300m of Oswestry Hill Fort Scheduled Ancient Monument and also of a Registered Park or Garden. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The more detailed site specific landscape sensitivity assessment from Stage 2b shows that landscape sensitivity is medium to high and that development of the site would have significant detrimental impacts on the setting of the Hill Fort. It is also likely to have an impact on the setting of Brogyntyn Registered Park and Pant Glas Conservation Area. The site has poor access via Oakhurst Road. There is also a strong steer from the community that it does not favour the north west of Oswestry as a direction for growth. Therefore it is considered that the site is not suitable to be identified as a location for development.

Oswestry: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW022	Site Name: Land off Mount Road
Size (ha)	5.0
Indicative capacity	149.65
General location	The site is located on the western edge of Oswestry at land off Mount Road, north of High Fawr Avenue.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Concave hillside rising to the north west
Adjoining land uses and boundary features	Mount Road, with Brogyntyn Park beyond, is to the north, with The Hayes Farm and an area of wooded land providing the north western edge. To the east is existing housing at High Fawr Avenue, while there is agricultural land to the south and west.
Local highway capacity/ constraints	Mount Road rises steeply going out of Oswestry to the north west and provides a relatively restricted access.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> 49. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 50. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 51. Upgrade to sewage treatment works in Oswestry 52. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 53. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 54. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 55. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 56. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	<p>Landscape sensitivity report: The site forms part of a series of pastures on a hillside rising east from new, linear settlement edge. It also includes tree cover and an open courtyard of farm buildings/stable block to the north west. It is highly enclosed by woodland and other vegetation to the north and north west and by settlement. However, there are no western boundaries further south as the land rises steeply to the west forming a local skyline. A Public Right of Way runs adjacent to the south climbing the hill with clear views in and the site acts as the main view for adjacent housing. A vegetated borrow pit lies on the steep hillside. The sensitivity of the site lies in its steep slopes and its role as part of the wider rural hillside landscape to the west where it has no strong boundary.</p> <p>Housing Capacity is medium. The site has capacity for housing but only in the enclosed northern part of the site where there is a strong tree boundary</p>

Oswestry: Submission

	to the west up the slope. The existing tree cover to the west and along Mount Road should be retained to ensure the site is well integrated and screened. Also the farm buildings/stable block should be retained and converted if possible. The more sensitive site to the south should remain as part of the wider hillside landscape. The site has no capacity for employment use due to its highly rural location, size and location adjacent to, and overlooked by, housing
Planning history or designations	Part of site within buffer for Pant Glas and Brogyntyn Conservation Area Former Oswestry Borough Local Plan identifies as Area of Special Landscape Character
Land ownership, land agreements and delivery statements	Promoted by agent Michael Hughes who indicates foul & surface water drainage can be provided.
Access to services/employment areas	The site is within a short distance of a bus stop, with a regular service, a play area, amenity green space and a local park/garden at High Fawr Avenue, but these may not be accessible without going back to Mount Road, which would also be the route to the \Town Centre.
Other constraints	Unknown filled ground within site
General site related benefits	Nothing identified at this stage
Transport and Highways related benefits	
Strategic fit	
Other relevant information	SHLAA report indicates that it would be difficult to accommodate growth here due to the topography and landscape character, also there are issues regarding the appropriate edge to the town. The rising land to the west represents a distinct change in landscape character. It provides an attractive backdrop for views from the east.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Impact on setting of SAM and Listed Building would need to be assessed.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a significant constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or

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	planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	There are 2 Veteran Oaks in this parcel, Grid References SJ2787 2975 and SJ2779
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	No comments received to date

Site Assessment Summary

This is a greenfield site adjoining the existing development boundary on the north western edge of the town. The site is reasonably well related to the existing urban edge but there are some flooding, ecological & landscape issues, as well as potential impacts on heritage assets and the Conservation Area would need to be taken into account. In landscape terms the area to the north of the site is least sensitive.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, 3 out of the 5 key amenities and facilities, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to an area of natural and semi-natural open space and a young person's recreational facility, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The Stage 2b assessment highlights some landscape sensitivity and need to consider historic environment (including archaeological), tree/hedgerow, and ecological concerns. The landscape sensitivity report identifies a limited scope for development in the northern reaches of the site although topography remains a constraint. Potential ground water flooding and need to consider watercourse flooding are highlighted, although the latter, if an issue can be appropriately managed. Access is however constrained and there is also identified need to maintain the integrity of the environmental network. Therefore, while there maybe some scope for limited development of part of the site, other sites in the town are considered more suitable.

Conclusion

Potential windfall site	No
Realistic site	Yes, part - subject to landscape considerations

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW023	Site Name: Green Pastures, Weston Lane
Size (ha)	0.1 (too small on own but can be considered together with land in same ownership promoted to the south – OSW032)
Indicative capacity	3
General location	The site is located in south Oswestry off Weston Lane, adjoining an existing residential area.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is adjacent to a Mineral Safeguarding Area
Current use	Part of the curtilage of Green Pastures house
Topography	Relatively flat, albeit at the top of a bank.
Adjoining land uses and boundary features	There are existing residential properties opposite (Plas Wilmot) and to the north and east, all on Weston Lane. However to the south and further east there is agricultural land.
Local highway capacity/ constraints	Access acceptable for an infill plot (although currently outside development boundary), using existing access for 'Green Pastures', but Weston Lane narrow and of limited capacity to accommodate further development.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>57. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>58. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>59. Upgrade to sewage treatment works in Oswestry</p> <p>60. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>61. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>62. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>63. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>64. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	The site is not covered by the Oswestry Landscape Sensitivity Report. Notwithstanding this, it lies within the residential curtilage of Green Pastures and is thus domestic in character – see OSW023 for assessment of adjoining land.
Planning history or designations	None known
Land ownership, land agreements and delivery statements	Family owning 'Green Pastures' also owns adjoining land (OSW032).
Access to services/employment areas	The site is close to the Marches Secondary School and relatively close to the town centre and the town's main industrial estate (Maesbury Road).

Oswestry: Submission

Other constraints	To be acceptable, any development would need to safeguard the residential amenity of the existing property (Green Pastures).
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant information	Historical information submitted by landowner.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comment
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report.</p>
Trees	No significant trees or hedgerows constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None specific to this site

Oswestry: Submission

Site Assessment Summary

The site lies between the house, Green Pastures and Weston Lane in the south of Oswestry, in an existing residential area and could be considered as a potential infill site, but is currently outside the town's development boundary.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space and an amenity green space as well as flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The Stage 2b assessment does not identify any significant constraints apart from the limited capacity of Weston Lane and the need for any development to safeguard the residential amenity of the existing property (Green Pastures).. However, this site was only carried forward from the Stage 1 assessment, because of the possibility of linking with the adjacent site OSW032 (with the landowner suggesting access via this site). The assessment of that site concludes that it is not a realistic or preferred site and is not proposed to be taken forward. Site OSW023 on its own is a very small site and, as such would not be considered for allocation. Consideration could be given, however, to the inclusion of the site within the town's development boundary.

Conclusion

Potential windfall site	Yes - for an infill plot, although it is outside the current development boundary.
Realistic site	No - site too small for allocation unless adjacent land (OSW032) is also taken forward.

Recommendation

Preferred option	No - site too small for allocation unless adjacent land (OSW032) is also taken forward
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Oswestry: Submission

Site Ref: OSW024	Site Name: Eastern Gateway Sustainable Urban Extension
Size (ha)	32.7
Indicative capacity	750 dwellings and 4-6 ha of employment land
General location	The site is located in eastern Oswestry, between Middleton Road and Shrewsbury Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Undulating.
Adjoining land uses and boundary features	Housing to the north, the A5 Oswestry Bypass with countryside beyond to the east. Industrial and industrial/commercial uses to the south – Maesbury Road Industrial Estate and development along Shrewsbury Road. To the west is the new Oswestry Leisure Centre, and the Walford and North Shropshire College.
Local highway capacity/ constraints	Access acceptable – link road required between Middleton Road and Shrewsbury Road. A5 Mile End junction in need of improvement linked to Oswestry's overall growth.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> 65. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 66. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 67. Upgrade to sewage treatment works in Oswestry 68. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 69. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 70. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 71. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 72. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	<p>The site is assessed as of medium/low landscape sensitivity</p> <p>The site is gently undulating and crowned lowland consisting of large arable fields with some smaller pastoral fields to the north and west. It lies on the eastern edge of the settlement with new housing development and North Shropshire College adjacent. Tree cover is limited to a few field oaks, trees on a bank west of Greenacres and conifers by Oakfield to the north, with outgrown hedge and tree boundary to A5[T] to the east, and a thin high hedge along Shrewsbury Road to the south. Otherwise, there are low cut hedges on the internal field boundaries allowing views across the site. The site is visible from the A5 and acts as the gateway to the town from the south</p>

Oswestry: Submission

	<p>east. It is physically separated and, to an extent, screened from the wider landscape to the east by the A5 and associated vegetation. There is an east west Public Right of Way linking the settlement with the countryside. Intrinsically the site has limited sensitivity except that the south eastern corner is a very important gateway location for the town.</p> <p>The site is assessed as of high/medium capacity for housing development:</p> <p>The site has high/medium capacity for housing as the A5 acts as a defensible physical and visual barrier to development and views in from the east and the area has limited intrinsic sensitivity. The existing housing does not form a sensitive edge to the town. The most important site is to the south east corner which may be better suited to a high quality commercial or educational use. A green buffer zone along the A5 may be appropriate, extending that from the north but with a stronger screening and nature conservation function. The Public Right of Way should form part of a green network through the site. The overall site should be considered as part of a masterplan with agreed design guide to ensure that an appropriate edge to the settlement is formed with strong green infrastructure.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted by RPS Planning on behalf of development companies.
Access to services/employment areas	This site is adjacent to the Oswestry Leisure Centre, and the Walford and North Shropshire College. There are employment areas and a hotel to the south of the site. The site is close to bus routes, giving access to facilities and services in Oswestry Town Centre.
Other constraints	N/A
General site related benefits	The site itself will also provide employment land, community facilities and green space onsite as well as housing as part of co-ordinated strategic development.
Transport and Highways related benefits	The site will contribute to improved pedestrian and cycle networks between the employment areas to the south and the existing residential areas to the north.
Strategic fit	This area provides scope for co-ordinated large scale development, which will provide a range of uses from housing, employment and community facilities, contributing significantly to achieving the development targets for Oswestry.
Other relevant information	The promoters of the site have provided detailed supporting material, including a concept masterplan and delivery statement..

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Cropmark Iron Age/ Roman farmstead enclosure present in SW part of site - further archaeological evaluation work necessary prior to development
Biodiversity	<p>There are known protected species on site (Great Crested Newts within 250m) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p>

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	<p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Tree or hedgerow constraints will be a minor (moderate) constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received
Environment Agency	Additional up-to-date information about the potential risk of flooding can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A specific Flood Risk Assessment is required to determine the extent of the surface water flood risk in the north-eastern area of the site which should remain in open use. The proposed development cannot therefore be accommodated within the Flood Zone 1 area of the proposed site. The potential to locate the development on Flood Zone 1 areas beyond the proposed site boundary or to marginally reduce the capacity of the site should also be investigated.
Community consultation response	The proposal for the development of this area was originally the subject of public consultation through the early stages of the Oswestry Borough Local Development Framework process, but has since been taken through the Core Strategy process with broad support and recognition of its suitability. The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that a substantial majority of respondents support the inclusion of the Eastern Gateway Sustainable Urban Extension, which is considered to be a natural/ logical extension for Oswestry. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

Oswestry: Submission

The Stage 2a assessment (sustainability appraisal) is positive for access to both bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.

The site was identified as a strategic location for development for Oswestry in the Core Strategy, with no other options identified as strategic directions for growth, because of fundamental constraints. This area to the south east of the town was considered the optimum location with capacity to accommodate significant housing development without significant landscape or visual impacts. The site was also considered to have some capacity for employment uses on the area close to the A5 Mile End junction as a prominent gateway location. The major co-ordinated development planned will include provision of community facilities and be planned as a sustainable form of development, addressing some of the issues arising from the sustainability appraisal.

Conclusion

Potential windfall site	
Realistic site	Yes

Recommendation

Preferred option	Yes. Formal allocation of land to be brought forward as Oswestry Eastern Gateway Sustainable Urban Extension (SUE). Development to be in accordance with the masterplan to be adopted for the comprehensively planned, integrated and phased development of the SUE, to include approximately 750 dwellings, 4-6 hectares of employment land and ancillary local centre/commercial development, the provision of a new link road from Middleton Road to Shrewsbury Road, land for community facilities and public open space, facilitation of the improvement of the A5/A483 trunk road junction, and sustainable transport measures.
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Oswestry: Submission

Site Ref: OSW025	Site Name: Highwayman Playing Field, Shrewsbury Road
Size (ha)	1.6 (but only 0.79 ha considered as part of the site has planning permission for care home – currently under construction)
Indicative capacity	24
General location	The site is located in south Oswestry off Shrewsbury Road, close to the junction with Maesbury Road.
Brownfield or Greenfield	Former playingfield.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Former playing field
Topography	Flat
Adjoining land uses and boundary features	The site is opposite existing residential development and adjacent to the Highwayman public house (now separated by residential care home under construction), with Maesbury Road Industrial Estate to the south and the Oswestry Cattlemarket site to the east. (with permission for food retail store and other uses)
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>73. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>74. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>75. Upgrade to sewage treatment works in Oswestry</p> <p>76. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>77. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>78. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>79. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>80. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	No site specific assessment, but the site is within the existing built up area, and the area has a mix of land uses and, as a result, mixed character.
Planning history or designations	Site within area of Oswestry Industrial Estate Inset Plan of Oswestry Local Plan. Planning permission (ref: 11/00729/FUL) granted for development of an 88 bed residential care home, covering two thirds of the site area, leaving scope for further development proposals to come forward on the residual land.
Land ownership, land agreements and delivery statements	The site was being promoted by First City Ltd on behalf of the landowner (brewery).
Access to	In terms of services, the site is close to the Oswestry Leisure Centre and the

Oswestry: Submission

services/employment areas	Walford and North Shropshire College. The site is also serviced by good bus links, giving access to facilities and services in Oswestry Town Centre which is, in any event relatively close. The site is adjacent to the main Oswestry (Maesbury Road) Industrial Estate.
Other constraints	Any development would have to have regard to the uses of adjoining land, which may constrain the options for development to some extent.
General site related benefits	Re-use of site within the existing built up area of the town
Transport and Highways related benefits	N/A
Strategic fit	The site is within the existing development boundary (being part of the designated Oswestry Industrial Estate area) and within the built up area of the town, with the southern side of the Shrewsbury Road being predominantly in employment/commercial use land.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument (SAM) Site now being developed - archaeological mitigation completed.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a minor/moderate constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the
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Oswestry: Submission

	north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the other 3 amenities and facilities and proximity to both a Scheduled Ancient Monument and a Waste Transfer Station. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The conclusion of the Stage 2b assessment is that the site is a realistic option for some form of windfall development, being within what is increasingly a mixed use area in the existing built up area of the town. The site has some constraints, partly associated with this mix of uses which may restrict options and require some mitigation measures. Housing may not be appropriate, unless linked to the new residential care home being built on part of the originally promoted site.

Conclusion

Potential windfall site	Yes - for development that has regard to the existing mixes of uses in the area and immediately adjoining the site.
Realistic site	Yes – but most appropriate use unclear at this stage

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW027	Site Name: Land north of Weston Lane
Size (ha)	7.2
Indicative capacity	215
General location	The site is located in south Oswestry at land north of Weston Lane, north of Weston Farm.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	The site is surrounded by land in agricultural use.
Local highway capacity/ constraints	More information about access point required - unsuitability of Weston Lane. Linked with site 46 could provide improvement foot/cycle route.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>81. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>82. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>83. Upgrade to sewage treatment works in Oswestry</p> <p>84. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>85. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>86. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>87. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>88. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	<p>The site is assessed as of medium landscape sensitivity.</p> <p>The site is a low lying flat arable field with low-cut hedges on its southern, eastern and western boundaries. There are trees around the watercourse in its north western corner and around the property at Weston Coton in the south eastern corner. This appears in poor condition and is associated with rough land in the site littered with derelict vehicles. There are trees around the watercourse in its south eastern corner and dotted along the north western boundary. The landscape is a generally open due to the low cut hedges and there are views to the positive residential settlement edge to the west but also to the detractive commercial area beyond the railway line to the east. The site is bounded to the south by Weston Lane and by a Public Right of Way to the east which links the settlement with the wider countryside. The</p>

Oswestry: Submission

	<p>site therefore feels close to the urban edge and has reduced tranquillity due to this. There are no long views partly due to enclosure from trees along the river Morda to the south as well as the settlement edge and rising ground.</p> <p>The site is assessed as of medium capacity for housing development</p> <p>The site has limited capacity for development as, though it is intrinsically only medium sensitivity, it acts as a separation and green buffer between the positive settlement edge to the west and (the proposed extension to) the industrial estate at Maesbury Road to the east.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted.
Access to services/employment areas	The site is separate from the built up area of the town, with access to the town centre and other facilities and services to the north being via the narrow Weston Lane. As a result, access to facilities and services is relatively poor. Whilst being physically close to the town's main industrial estate at Maesbury Road, links to it are again poor.
Other constraints	Relationship to existing property Weston Coton on Weston Lane. Public right of way along eastern edge.
General site related benefits	N/A
Transport and Highways related benefits	N/A
Strategic fit	The site is not adjacent to the development boundary.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comment received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a minor/moderate constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood

Oswestry: Submission

	events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	There is a Veteran Beech pollard on the Eastern boundary of this parcel at SJ2938 2849
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space and an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to a primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

However, the site is a relatively isolated site not well related to the existing built up area of the town, with poor access via Weston Lane (which has limited capacity and no realistic scope for significant improvement). There are also landscape sensitivity issues, this being a large site in part of an important green wedge between Weston Lane and the former railway line to the east. The conclusion of the Stage 2b assessment is, therefore, that this site is not a realistic option for housing development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW029	Site Name: Former Oswestry Leisure Centre, College Road
Size (ha)	1.0
Indicative capacity	35-40
General location	The site is located in south eastern Oswestry, on College Road, where there is a leisure centre.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Former Leisure Centre
Topography	Flat
Adjoining land uses and boundary features	There is existing residential development to the north and west, with land which is currently in agricultural use but has been identified as the Oswestry Eastern Gateway Sustainable Urban Extension to the east. The Walford and North Shropshire College and the new Oswestry Leisure Centre are to the south.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>89. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>90. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>91. Upgrade to sewage treatment works in Oswestry</p> <p>92. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>93. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>94. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>95. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>96. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	No site specific assessment; Site is a brownfield site within the existing built environment, with residential uses to the north and institutional uses to the south.
Planning history or designations	The existing leisure centre has now closed with a new replacement facility (Oswald Park) on land off Shrewsbury Road, built and opened (2011)..
Land ownership, land agreements and delivery statements	Site was owned by Shropshire Council
Access to services/employment areas	The site is adjacent to Walford and North Shropshire College and the new leisure centre. It is has good bus links, therefore providing access to the essential services, which can be found in Oswestry Town Centre. To the south of the site is the town's main industrial estate (Maesbury Road/Mile

Oswestry: Submission

	Oak).
Other constraints	Relationship to College buildings.
General site related benefits	Re-use of brownfield site.
Transport and Highways related benefits	N/A
Strategic fit	The site is within the existing development boundary. The site is also a brownfield site, and the reuse of the land would contribute to achieving the target for new housing on previously developed land.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 6km of River Dee and Bala Lake SAC</p>
Trees	Trees and hedgerows will be a minor (moderate constraint)
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received
Environment Agency	Additional up-to-date information about the potential risk of flooding can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A specific Flood Risk Assessment is required to determine the position of a culverted watercourse running through the site which should be contained within land to remain in open use. The extent of the surface water flood risk on the site should also be identified to inform the design and layout of the proposed development and the relationship with the biodiversity of the site and the impacts on the adjoining college buildings.

Oswestry: Submission

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that a substantial majority of respondents support the inclusion of this site for housing, as it is a good use for a brownfield site, in a good location, near the college and other residential developments. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area and flood risk. It is negative for access to the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.

The conclusion of the Stage 2b assessment is that the site represents a sustainable location for housing within the existing built up area of the town. The site is on brownfield land, with development re-using the former leisure centre site, with housing being an appropriate use in this location adjacent to an existing residential area. The site has good access and has few constraints, although the relationship with the adjoining large scale college buildings would need to be addressed carefully.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	Yes, for approximately 40 dwellings (actual number to be considered with further information on potential design and layout).
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Oswestry: Submission

Site Ref: OSW030	Site Name: Land at The Cottams, Morda Road
Size (ha)	2.31 ha.
Indicative capacity	66 dwellings
General location	The site is located on the southern edge of Oswestry on land on Morda Road – in Oswestry Rural Parish, north of the River Morda.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Relatively flat
Adjoining land uses and boundary features	Existing residential development to the north, west and east. Morda Valley countryside to the south.
Local highway capacity/ constraints	Access acceptable.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>97. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>98. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>99. Upgrade to sewage treatment works in Oswestry</p> <p>100. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>101. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>102. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>103. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>104. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	<p>The site is assessed as of medium landscape sensitivity</p> <p>The site is a pasture on the top of the northern River Morda valley side and is enclosed by low cut hedges to the north and west, a stone wall to the east and with no physical southern boundary except a new thorn hedge a little way to the south. The southerly aspect is across the valley while the other sides are enclosed by development, some established and vegetated. The site lies alongside the B5069 southern approach road to Oswestry so the site has some prominence and resulting sensitivity. The site forms part of the green valley gap between the settlements of Oswestry and Morda - also a sensitive characteristic.</p> <p>The site is assessed as of medium/low capacity for housing development.</p>

Oswestry: Submission

	<p>The site has little capacity for development as it forms part of the important green gap of the River Morda valley between Oswestry and Morda. The southern boundary is open to view across the valley and any housing would form a potentially stark skyline on the southern approach road to Oswestry. Development on the eastern side of the B5069 makes this space more important in maintaining a sense of openness between the two settlements.</p> <p>NB Conclusions of Oswestry Landscape Sensitivity and Capacity Study challenged by consultants for the promoters in terms of the role of the site in delivering a perceived separation between Oswestry and Morda and the site's visibility from the south and south-east.</p>
Planning history or designations	Complicated history relating to inclusion in Oswestry Borough Local Plan – Consent Order to the effect of removing development boundary insofar as it relates to the site and not including it within an area of Special Landscape Character.
Land ownership, land agreements and delivery statements	Development company have option with landowner. Site is being promoted by Les Stephan Planning Ltd on behalf of landowner.
Access to services/employment areas	The site close to Marches Secondary School. There is a regular bus service that gives access to the Town Centre facilities and services, which is relatively close in any event. Some services, including a Post Office and public house, are available in Morda village, which is also close to the site. The town's main industrial estate is also in southern Oswestry (Maesbury Road).
Other constraints	N/A
General site related benefits	N/A
Transport and Highways related benefits	N/A
Strategic fit	Site in relatively accessible location and well related to existing built up area capable of contributing to housing provision.
Other relevant information	Previous planning history, supporting information and illustrative layout submitted by land promoter.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a minor/moderate constraint.
Environmental Health	No comments received
Drainage:	There is no watercourse in or within 50m of the site boundary. No watercourse

Oswestry: Submission

Watercourse flooding	flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicates that, whilst there is some support for the allocation of this site, there is also concern that its development could undermine the existing buffer between the settlements of Oswestry and Morda. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

This site has existing housing development on three sides, can be accessed directly off the Morda Road, is relatively flat and well contained in landscape terms, is close to the town's secondary school and relatively close to the town centre. The historic issue in relation to the site is the importance of maintaining a physical gap/green wedge between the town and Morda village. It is considered that development up to the planted hedge-line on the southern boundary of the site would still leave a significant and effective green gap, containing the Morda River, between the town and Morda village.

Conclusion

Potential windfall site	
Realistic site	Yes

Recommendation

Preferred option	Yes – for approximately 65 dwellings subject to a significant buffer area being provided to the south to maintain the strategic gap to Morda village
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Oswestry: Submission

Site Ref: OSW032	Site Name: Land south of Green Pastures, Weston Lane
Size (ha)	1.5
Indicative capacity	45
General location	The site is located in south Oswestry at land on Weston Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Pasture
Topography	Valley side sloping steeply to the east
Adjoining land uses and boundary features	To the north is the residential property 'Green Pastures' and there are residential properties opposite along Weston Lane. To the east and the south, there is agricultural land.
Local highway capacity/ constraints	Weston Lane is very narrow and has limited capacity to serve new development
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>105. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>106. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>107. Upgrade to sewage treatment works in Oswestry</p> <p>108. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>109. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>110. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>111. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>112. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	The site is OW01-26 in the Oswestry Landscape Sensitivity Report. It is as assessed as having a high/medium landscape sensitivity as follows: 'The site is part of a pasture on a rising valley side on the eastern edge of Oswestry. It lies adjacent to Weston Lane which is abutted by a high garden wall with cottages and mature trees and a large house (Plas Wilmot) which forms a current pleasing and logical edge to the settlement. This is marred slightly by recent housing to the south west. A bungalow (Green Pastures) to the north of the site occupies a prominent position overlooking the flatter land to the east. The site is defined to the east by a sharp change in level which then runs down to the flatter land. Views to the site are possible from the adjacent lane and from a well used Public Right Of Way to the east as well as further afield. The site is sensitive because it is locally prominent and complements a positive edge to the settlement.'

Oswestry: Submission

	The site is assessed as of low capacity for housing development. The Oswestry Landscape Sensitivity Report states; 'The capacity of the site is low for housing as its simple, open, green character complements a positive edge to the settlement and it is locally prominent just beneath the skyline.'
Planning history or designations	The site forms part of an important Green Wedge and is currently safeguarded from development by the Oswestry Borough Local Plan. The land owner has submitted an expression of interest promoting the site for consideration through the LDF process.
Land ownership, land agreements and delivery statements	Landowner promoting site for limited development.
Access to services/employment areas	The site is close to the Marches Secondary School and relatively close to the town centre and the town's main industrial estate (Maesbury Road).
Other constraints	
General site related benefits	None known
Transport and Highways related benefits	None identified
Strategic fit	Site lies outside the settlement development boundary for Oswestry.
Other relevant information	Historical information submitted by landowner, with indicative access/layout arrangements..

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Archaeological earthwork remains present on site - require assessment prior to submission of an application
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC: refer to HRA report</p>
Trees	No significant trees and hedgerows constraints.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).

Oswestry: Submission

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is in south Oswestry at land on Weston Lane, at the edge of the existing residential area. The land slopes down from Weston Lane to the east, where there is a sharp drop off. It is currently used for pasture and access is via Weston Lane.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low based on the Shropshire Landscape Character Assessment) and flood risk. The assessment is negative for access to the primary school and the other 3 amenities and facilities. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The Stage 2b assessment shows two significant constraints: Weston Lane has limited capacity to serve new development and the site has high to medium landscape sensitivity with a consequent low capacity for housing (the Oswestry Landscape Sensitivity Report). The information submitted by the landowner suggests access via the existing access for 'Green Pastures' serving 4 individual plots adjacent to Weston Lane. It is considered that development of this land would have a significant visual impact, both because in terms of the existing character of Weston Lane and because the land forms the skyline when viewed from the east. The site is not considered suitable for development. The scope for an infill plot between Weston Lane and 'Green Pastures' is considered in the assessment of site OSW023.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No.
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Oswestry: Submission

Site Ref: OSW033	Site Name: Council Depot, Alexandra Road
Size (ha)	0.9
Indicative capacity	35
General location	The site is located to the north of Oswestry town centre on Alexandra Road.
Brownfield or Greenfield	Brownfield - Council depot.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Council depot
Topography	Flat
Adjoining land uses and boundary features	The site is surrounded by housing, being in an established residential area.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>113. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>114. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>115. Upgrade to sewage treatment works in Oswestry</p> <p>116. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>117. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>118. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>119. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>120. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	No site specific assessment completed, but this is a brownfield site in an established residential area, with the depot currently an incongruous use.
Planning history or designations	History related to current use.
Land ownership, land agreements and delivery statements	The site is owned by Shropshire Council. The Council services which currently operate from the site are due to relocate to other sites over the course of the next 12 -18 months. It will then become available for redevelopment.
Access to services/employment areas	The site is close to Woodside Primary School, a number of recreational facilities and allotments. The site has good bus links to, and is in walking distance of, the town centre and so is in easy reach of the services and employment opportunities there.
Other constraints	The main constraint on the site's development is the Lake Vyrnwy to Liverpool water supply pipeline which runs through the site (3.66m Easement

Oswestry: Submission

	each side of the pipeline). There is also a culverted watercourse under the site. The proximity of existing adjoining residential properties will also have a bearing on any redevelopment potential.
General site related benefits	Removal of incongruous use in a residential area.
Transport and Highways related benefits	N/A
Strategic fit	Brownfield site, within the existing development boundary and in an established residential area.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 6km of River Dee and Bala Lake SAC</p>
Trees	No significant tree or hedgerow constraints
Environmental Health	No comments received
Drainage: Watercourse flooding	A culverted watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.34% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information about the potential risk of flooding can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A specific Flood Risk Assessment is required to determine the position of a culverted watercourse running through the site which should be contained within land to remain in open use. The extent of the surface water flood risk on the site should also be identified to inform the design and layout of the proposed development.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the
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Oswestry: Submission

	north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that the majority of respondents support the inclusion of this site due to its location adjacent to existing residential areas and close proximity to the town centre. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, all five amenities and facilities, flood risk and development would offer the opportunity to remediate a small area of filled ground (probably on old pond or marsh) within the site. The assessment is negative for proximity to two Conservation Areas and neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be good.

The conclusion of the Stage 2b assessment is that the site provides a suitable brownfield redevelopment opportunity for housing within an established residential area in walking distance of the town centre. The site has a number of constraints which would affect how the site could be developed and the resulting number of dwellings, notably the presence of the culverted watercourse and the Lake Vyrnwy water supply pipeline, but not the principle of development.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	Yes, for approximately 35 dwellings (actual number to be determined with further information on design and layout having regard to site constraints)
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Oswestry: Submission

Site Ref: OSW034, OSW035 and OSW045	Site Name: Land south of The Cemetery
Size (ha)	5.4 ha
Indicative capacity	80 houses
General location	The sites are located in south Oswestry on land south of the cemetery, off Victoria Fields.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture (pasture) and land for cemetery extension.
Topography	Sloping down to south and east.
Adjoining land uses and boundary features	Cemetery to the north, existing housing to the west and agricultural land to the south and east. Tress and hedgerows, including on boundaries, are significant features.
Local highway capacity/ constraints	More information about access point required – off Victoria Fields. Unsuitability of Weston Lane.
Other critical infrastructure constraints¹	Oswestry Place Plan (2011-2012) 121. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 122. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 123. Upgrade to sewage treatment works in Oswestry 124. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 125. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 126. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 127. A5/A483 junction improvements – A number of A5 junction improvements have been identified. 128. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	The sites is on the northern edge of an area of some landscape sensitivity, particularly land below Weston Lane and views along the valley, although the eastern edge is then bounded by the former railway and the Oswestry Industrial Estate (Maesbury Road). The sites are a series of paddocks with hedgerows/trees, but with existing housing close to the boundary to the west, and the town's cemetery to the north. With the area also having a number of public rights of way through it, it has an urban fringe/countryside character.
Planning history or designations	Greenfield
Land ownership, land agreements and delivery statements	Promoter coordinating adjoining landowners and negotiating access off Victoria Fields with Oswestry Town Council, subject to provision of replacement land for extension of Cemetery.
Access to	Relatively close to town centre, close to major employment areas (including

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services/employment areas	town's main industrial estate (Maesbury Road).
Other constraints	Access off Victoria Fields is dependent on agreement of two landowners – one being the Town Council, which would require replacement land for extension of the Cemetery. The presence of the Cemetery and the importance of its setting, and public rights of way would need to be considered in planning any development.
General site related benefits	Good footpath links with employment area to the east and to the countryside.
Transport and Highways related benefits	N/A
Strategic fit	N/A
Other relevant information	Promoters in discussion with Oswestry Town Council and other adjoining landowners regarding delivery of site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument (SAM) and within 300m of a Conservation Area.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report.</p>
Trees	Trees and hedgerows will be a limiting constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed. Additional up-to-date information regarding the potential risk of flooding on this site can be found in

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	the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that the majority of respondents support the inclusion of this site for housing, although there is concern that development should include a sufficient part of the land for the future expansion of the cemetery. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) of the more northerly sites (OSW045 and OSW034) is positive for access to bus transport, an area of natural and semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to a former gasworks. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

The Stage 2a assessment (sustainability appraisal) for the more southerly site (OSW035) is positive for access to bus transport, an amenity green space and flood risk. The assessment is negative for access to the primary school, the other 4 amenities and facilities and proximity to both a Conservation Area and a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.

The linked sites OSW034, OSW035 and OSW045 are part of an area of sensitive landscape adjoining the Cemetery and extending southwards to the Morda Valley. However, these sites are less prominent in the landscape and it is considered that there is potential for a carefully designed development to be accommodated – but only if a satisfactory access can be achieved via Victoria Fields, which would require the agreement of Oswestry Town Council in terms of an exchange of land for the extension of the Cemetery, due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside. Whilst the more southerly part of the area scores less well in terms of the sustainability appraisal, it is considered that this can be included in the development area provided that the landscape sensitivity, in particular, is carefully managed and that it forms part of a coordinated approach to the area.

Conclusion

Potential windfall site	
Realistic site	Yes, subject to satisfactory access being achieved via Victoria Fields.

Recommendation

Preferred option	Yes, subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery, due regard to the setting of the Cemetery and landscape sensitivity, and maintenance of a good network of public footpaths with associated green space/links to the countryside.
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Oswestry: Submission

Site Ref:OSW042	Site Name: – Richard Burbidge site, Unicorn Road
Size (ha)	5.96 ha.
Indicative capacity	180 dwellings
General location	The site is located in northern Oswestry off Unicorn Road and Whittington Road.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Employment – Company Head Office, manufacturing, storage and distribution.
Topography	Flat
Adjoining land uses and boundary features	The site is in two parts, either side of the Unicorn Road. Adjoining land uses are primarily residential uses, but with employment use of land on north side of Whittington Road. The former Cambrian railway runs along the north-western edge of the main site west of Unicorn Road, and there is a garages site (OSW060) adjoining this site fronting Whittington Road which is also promoted for redevelopment.
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale. Some constraints on local highway network, including the Whittington Road/Gobowen Road junction, while the A5 Whittington Road junction also has capacity constraints. Cycle/Pedestrian route through site (former railway).
Other critical infrastructure constraints¹	Oswestry Place Plan (2011-2012) <ol style="list-style-type: none"> 1. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. 2. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. 3. Upgrade to sewage treatment works in Oswestry 4. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. 5. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. 6. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. 7. A5/A483 junction improvements – A number of A5 junction improvements have been identified – including the A5 Whittington Road junction. 8. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	Brownfield site in existing built up area with industrial character (including listed buildings – Cambrian Works), but largely surrounded by residential properties
Planning history or designations	Planning history relating to previous uses, but including recent application (refused) for foodstore, petrol filling station, ,and commercial leisure and community uses.

Oswestry: Submission

Land ownership, land agreements and delivery statements	Owned by Richard Burbidge Ltd.
Access to services/employment areas	Site close to town centre and so having good access to services and employment. Primary school nearby.
Other constraints	Potentially complex site due to previous uses and presence of listed buildings and former railway line, in particular.
General site related benefits	Re-use of major brownfield site in a sustainable location. Re-use of listed buildings and enhancement of townscape.
Transport and Highways related benefits	Scope to contribute to improvement of local highway network and enhancement of pedestrian and cycle routes (including former railway).
Strategic fit	Contribute to achieving target for new housing development on brownfield sites.
Other relevant information	Detailed site based information linked to planning history and recent application for foodstore and other uses.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument. Impact on curtilage and setting of listed railway buildings (Cambrian Works) needs to be assessed.
Biodiversity	There are known protected species on site (Great Crested Newts within 250) but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <p>The site is adjacent to LNR</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 6km of River Dee and Bala Lake SAC</p>
Trees	Boundary trees and hedgerows will be a limiting constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	A culverted watercourse runs along Whittington Road/close to the site, and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.51 % of the site is susceptible to More Zone surface water flooding and 0.17% is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.

Oswestry: Submission

Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that the majority of respondents (46 out of 63 (73%)) support the inclusion of this site due to its location in the context of the town and existing residential development and that it is an appropriate development of a brownfield site. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, four out of the five amenities and facilities, flood risk and development offers the opportunity to remediate the previous railway related uses of the land. It is negative for access to a local park or garden, proximity to both a Scheduled Ancient Monument (Wat's Dyke) and Shelf Bank Local Nature Reserve and there are two trees covered by Tree Preservation Orders on the site boundary. The assessment is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

This is a major brownfield site in a relatively central location and, as such and in the event of the existing business fully vacating the site, provides an opportunity for sustainable development and re-use of buildings, contributing significantly to Oswestry's housing land supply and the target for housing provision on previously developed land. This is a key site in many respects, with the need being to secure the most beneficial redevelopment of the site having regard to the presence of the listed buildings, the former Cambrian railway line, constraints such as boundary trees and hedges, adjoining land uses/properties, access/local highway network.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	Yes, for approximately 180 houses subject to careful layout and design to address the site specific issues of this key and complex brownfield site.
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Oswestry: Submission

Site Ref: OSW044	Site Name: Central Car Park and adjoining land
Size (ha)	1.6
Indicative capacity	48
General location	The site is located in central Oswestry off Smithfield Road, being the main town centre car park.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes – scope for redevelopments of parts (site was originally put forward for a major town centre retail redevelopment). Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update.

Oswestry: Submission

Site Ref: OSW046	Site Name: Land south-east of The Cemetery (site C)
Size (ha)	1.6
Indicative capacity	47
General location	The site is located in south Oswestry on land south-east of the cemetery.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	The Town cemetery forms the north-western boundary (on higher ground and behind a stone wall), with the former Cambrian railway (on tree lined embankment), and the Maesbury Road Industrial Estate beyond, to the east. The land to the south and west is in agricultural use, with the land immediately to the west being promoted for allocation for housing development (Sites OSW 045, 034 and 035). There are hedges/trees along the southern and western boundaries of the field of which this site is part.
Local highway capacity/ constraints	Vehicular (field) access is currently across the former railway line and off Maesbury Road to the east. Access is therefore problematic. The land to the west which is promoted for development is proposed to be accessed via Victoria Field to the north (see site OSW034/035/045 – land south of Cemetery).
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>129. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>130. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>131. Upgrade to sewage treatment works in Oswestry</p> <p>132. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>133. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>134. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>135. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>136. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	<p>The site is assessed as of medium landscape sensitivity</p> <p>The site is the north western part of a low lying flat field enclosed by outgrown hedges on its southern and eastern boundaries and by trees on its south western boundary. The south eastern boundary of the site is probably a former removed field boundary. The cemetery lies to the north and its sloping character tends to focus local views on this site as it is separated</p>

Oswestry: Submission

	<p>only by a stone retaining wall. The site and the adjacent rest of the field act as a green buffer to commercial development to the east beyond the railway line. The site is generally well enclosed not widely visible. It is isolated from the town edge visually.</p> <p>The site is assessed as of medium/low capacity for housing development.</p> <p>The site has limited capacity for housing due to its role as an open green setting to the cemetery and as part of a green buffer running into the town from the wider landscape. It also acts as a green buffer between the cemetery and the (proposed extension to) Maesbury Road Industrial Estate to the south.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site was being promoted by Kembertons and more recently J Ross Developments for a possible extension to the Cemetery linked to the land to the development of the land to the west, on behalf of a number of landowners.
Access to services/employment areas	In terms of access to services, the site is close to a public house, the Oswestry Leisure Centre and Walford and North Shropshire College on Shrewsbury Road. The site is close to the good bus routes along Shrewsbury Road and so has relatively good links to the facilities and services in Oswestry Town centre, which is relatively close in any event. The site is also adjacent to the town's main industrial estate (Maesbury Road).
Other constraints	Association with the cemetery and its potential extension. Public Right of Way across the site.
General site related benefits	Scope to provide land to extend the Cemetery.
Transport and Highways related benefits	N/A
Strategic fit	The site is outside the current development boundary and separated from the built up area by the former Cambrian railway and the Cemetery.
Other relevant information	Promotional material for the development of Sites OSW045/034/035.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled Ancient Monument (SAM).
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a minor/moderate constraint.
Environmental Health	No comments received

Oswestry: Submission

Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, an amenity green space, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to the primary school, the other 3 amenities and facilities and proximity to Wat's Dyke Scheduled Ancient Monument as well as a previous landfill site. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.

The site has been put forward on the basis that it could provide land for an extension to the Cemetery, thereby allowing access to the land to the west via Victoria Field, which is promoted for housing development (Sites OSW045/034/035). The site itself would not currently be suitable or deliverable for development due to its constrained access and landscape sensitivity. There are some concerns as to its suitability even as an extension to the Cemetery, with this requiring ground levels to be made up and access via the Cemetery. Further information, and the agreement of Oswestry Town Council, would be needed in order for this to be considered further.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW053	Site Name: Land between Trefonen Road and Penyllan Lane
Size (ha)	13.4
Indicative capacity	400
General location	The site is located on the south western edge of Oswestry on land between Trefonen Road and Penyllan Lane, west of the Marches School.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Sloping (steeply in places)
Adjoining land uses and boundary features	The site has school playingfields to the east and south, and agricultural land to the west. There is residential development to the north on the Trefonen Road.
Local highway capacity/ constraints	Access acceptable (Trefonen Road – Penyllan Lane is restricted).
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <p>137. New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town.</p> <p>138. Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity.</p> <p>139. Upgrade to sewage treatment works in Oswestry</p> <p>140. Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales.</p> <p>141. Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed.</p> <p>142. Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation.</p> <p>143. A5/A483 junction improvements – A number of A5 junction improvements have been identified.</p> <p>144. Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.</p>
Inherent landscape character²	<p>The site is assessed as of high/medium landscape sensitivity</p> <p>This site consists of pastoral parkland and playing fields. It forms part of the Pen-y-llan estate on the south western edge of Oswestry and occupies gently sloping land between the B4579 (Trefonen Road) and Penyllan Lane. The northern part of the site is currently used as playing fields by the neighbouring school; the southern half is pastoral parkland with many mature deciduous trees. The main house is screened from this site by dense mixed ornamental woodland along the western boundary. (The site was designated Area of Special Landscape Character and Green Network) and there is a Public Right of Way along its south eastern boundary. It makes a significant contribution to the pleasing approach to this side of Oswestry with key views to the church and is one of only three such green corridors around the town.</p>

Oswestry: Submission

	<p>The site is assessed as of low capacity for housing development:</p> <p>This site has low capacity for housing development by reason of its contribution to the setting of Oswestry, its location on a key approach, its use as a recreational facility and its cultural and ecological value as parkland.</p>
Planning history or designations	It falls within the area previously Oswestry Uplands Area of Special Landscape Character and a protected Green Wedge defined in the Oswestry Borough Local Plan.
Land ownership, land agreements and delivery statements	The site is being promoted by Countryside Locations Ltd on behalf of owners.
Access to services/employment areas	The site is close to the Marches Secondary School and Oswestry School. Although relatively close to the town centre facilities and services in terms of distance, the fact that the site is up the hill from the centre makes accessibility by foot/cycle less attractive. The nearest regular bus service is on the Morda Road. The site is not close to the town's main employment areas (apart from the town centre).
Other constraints	N/A
General site related benefits	N/A
Transport and Highways related benefits	N/A
Strategic fit	N/A
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Archaeological evaluation of parts of the site completed. Assessment of archaeological earthworks elsewhere required prior to submission of an application. Archaeological mitigation will also be necessary post-determination.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report.</p>
Trees	Trees and hedgerows will be a significant constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage:	No part of the site is susceptible to surface water flooding

Oswestry: Submission

Surface water flooding	
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	This has been identified as being a part of a relic parkland landscape.
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and a children's play area, flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to the other 3 facilities and amenities and agricultural land quality. It also shows that part of the site is occupied by playing fields. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be poor.

The site is sensitive in landscape terms, being elevated land with a parkland character and contributing significantly to the setting of Oswestry on the rural approach to the town from the south west. Development of the site would be a major intrusion into this rural setting and could not be accommodated in an acceptable form. It would also relate poorly to the existing urban form, being largely detached by the school playing fields. Therefore, the site is not considered suitable to be identified for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Oswestry: Submission

Site Ref: OSW056	Site Name: JT Hughes / Guttercrest, Victoria Road
Size (ha)	1.9
Indicative capacity	56
General location	The site is located in South Oswestry on land north of the cemetery on Victoria Road.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update. Also a potential site for allocation for comprehensive redevelopment if owners/promoters have clarified their intentions for the site and existing uses.

Oswestry: Submission

Site Ref: OSW057	Site Name: Health Centre/ Adult Training Centre, Victoria Rd
Size (ha)	0.7
Indicative capacity	22
General location	The site is located in South Oswestry on Victoria Road.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update.

Oswestry: Submission

Site Ref: OSW058	Site Name: Plasfynnon Inland Revenue Office, Middleton Raod
Size (ha)	0.6
Indicative capacity	18.44
General location	The site is located on the eastern edge of the town centre on Middleton Road.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update.

Oswestry: Submission

Site Ref: OSW060	Site Name: Garages site, Whittington Road
Size (ha)	0.2
Indicative capacity	7
General location	The site is located in north-western Oswestry off Whittington Road, adjoining the Richard Burbidge site.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update. Redevelopment should be considered in context of and linked to proposals for Richard Burbidge site (preferred option site).

Oswestry: Submission

Site Ref: OSW063	Site Name: Land east of Oakhurst Road
Size (ha)	7.7
Indicative capacity	200 (from agent's supporting information).
General location	The site is located on the northern edge of Oswestry on land east of Oakhurst Road, south east of the Old Oswestry Hill Fort. This site is the land north of site OSW021.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Field – agricultural
Topography	Rising to the north-west
Adjoining land uses and boundary features	The site has agricultural land to the north, with Oakhurst Road and Brogyntyn Park to the west, a sports ground to the east and existing housing to the south (south of site OSW021). Hedgerow tree features to majority of boundaries.
Local highway capacity/ constraints	Access not currently acceptable. – could be achievable, but Oakhurst Road is narrow with stone wall boundary features, and is rising steeply northwards.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> • New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. • Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. • Upgrade to sewage treatment works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. • Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. • A5/A483 junction improvements – A number of A5 junction improvements have been identified. • Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	<p>Landscape sensitivity report (together with OSW063):</p> <p>Landscape sensitivity is high/medium. The site is part of rising pastoral land north of the settlement. The highest point is to the north west but two distinctive rounded hillocks spring from the lower land in the south eastern corner. Tree cover is minimal and hedges are low cut meaning the site is open allowing views to and from the B4579 Oakhurst Road on the western boundary to the Old Oswestry Hillfort to the east, which is only separated from the site by one field. The open character of the site and its stone wall boundary to the east relate it visually to the parkland rising to the west, making this a positive approach to the town. The site is sensitive due to its contribution to the setting of the hillfort, parkland, its open landscape character and position in the wider countryside.</p>

Oswestry: Submission

	The site has no capacity for housing or employment use due to its contribution to the setting of the hillfort and visibility from it, its strong relationship with adjacent registered parkland and its character.
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	Promoted by Roger Parry in conjunction with western part of OSW021, highlighting: single land ownership; access via Oakhurst Lane of Oakhurst Road, unserved ; minimal residential amenity impacts ; access to facilities and services in 10-15 minutes; no flood risk; no other known constraints.
Access to services/employment areas	Southern part of site is close to primary school and recreation facilities, and relatively close to town centre to the south, although access routes not demonstrated, and the site is significantly uphill from the centre which would make access by walking/cycling less attractive. The site is within easy walking distance of an area of natural and semi-natural open space, with a small part within a ten minute walk of a play area and a bus stop, with a regular service.
Other constraints	Nothing identified at this stage
General site related benefits	None identified
Transport and Highways related benefits	Nothing identified at this stage
Strategic fit	None identified
Other relevant information	Filled ground <1Ha

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Registered Park and 300m of a Conservation Area Impact on setting of Scheduled Ancient Monument, Registered Park and Garden and Conservation Area would need to be assessed. Possible earthwork remains of ridge and furrow present on site - archaeological mitigation likely to be required post-determination.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Trees and hedgerows will be a minor/moderate constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood

Oswestry: Submission

	events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	No comments received

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an area of natural or semi-natural open space, a children's play area, landscape sensitivity (which is low), flood risk and development offers the opportunity to remediate a previous industrial use. The assessment is negative for access to the primary school, the other 3 amenities and facilities, proximity to a Conservation Area and agricultural land quality. The site is neutral for all other sustainability appraisal objectives. The overall sustainability is thus judged to be fair.

This is a greenfield site on the northern edge of the town, with limited accessibility to services and employment. Taken in isolation, the site is detached from, and has a poor relationship to, the existing built up area, with site OSW021 to the South providing the link. Assuming that the site is only proposed in conjunction with at least part of OS021, the assessment of that site is relevant. This concludes that:

'...development of the site would have significant detrimental impacts on the setting of the Hill Fort. It is also likely to have an impact on the setting of Brogyntyn Registered Park and Pant Glas Conservation Area. The site has poor access via Oakhurst Road. There is also a strong steer from the community that it does not favour the north west of Oswestry as a direction for growth. Therefore it is considered that the site is not suitable to be identified as a location for development.'

The same issues also apply to this more northerly site and, therefore, the conclusion is that this site, either independently or in conjunction with all or part of OSW021, is not suitable to be identified for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	Not recommended for allocation
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Oswestry: Submission

Site Ref: OSW0066	Site Name: Oakfield Middleton Road
Size (ha)	0.3
Indicative capacity	9
General location	The site is located in the south east of Oswestry. The site is south of Middleton Road, adjacent to an existing residential area.
Brownfield or Greenfield	Brownfield
Potential Windfall Site	Yes. Site accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan, but site acceptability will be reviewed as part of 2012 SHLAA Update.

Oswestry: Submission

Employment Sites Assessment: Stage 2a

Site ref: ELR041 (OSW004)		Site Name: Land north of Whittington Road (B4580), off A5 bypass,		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			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	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-		Check study
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Oswestry: Submission

Site ref: ELR041 (OSW004)		Site Name: Land north of Whittington Road (B4580), off A5 bypass,		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Oswestry Hill Fort
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"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	North western 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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

Oswestry: Submission

Oswestry: Submission

Site ref: ELR042 (OSW006)		Site Name: Land north east of Whittington Road roundabout, off A5 bypass		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-		Check study
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Oswestry: Submission

Site ref: ELR042 (OSW006)		Site Name: Land north east of Whittington Road roundabout, off A5 bypass		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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	-/0	-	Unknown filled ground within site

Oswestry: Submission

Site ref: ELR042 (OSW006)		Site Name: Land north east of Whittington Road roundabout, off A5 bypass		
	Criteria	SA Score	Assessment	Comments
	industrial or potentially contaminative use			

Oswestry: Submission

Site ref: ELR043 (OSW005 / OSW064 / OSW065)		Site Name: Land south east of Whittington Road roundabout, off A5 bypass		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Part of western edge of site just with 480m
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Southern tip of site just within 480m of young people's recreation facility and children's play area but separated by physical barrier of A5 Oswestry bypass
	▪ 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	-		Check study
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: ELR043 (OSW005 / OSW064 / OSW065)		Site Name: Land south east of Whittington Road roundabout, off A5 bypass		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	--	0	
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	-	Line of former railway crosses site

Oswestry: Submission

Site ref: ELR044 (Park006)		Site Name: Land east of Whittington House, Park Hall, Oswestry		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Small slither an area of natural and semi-natural open space
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+?	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: ELR044 (Park006)		Site Name: Land east of Whittington House, Park Hall, Oswestry		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Military Land

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Oswestry: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Site ref: ELR046 (OSW039)		Site Name: Land south of Weston Farm, Weston Lane,		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Sweep of NW corner not covered
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Slither of NW corner an area of natural and semi-natural open space
	▪ a local park or garden	-/+	-	

Oswestry: Submission

Site ref: ELR046 (OSW039)		Site Name: Land south of Weston Farm, Weston Lane,		
	<ul style="list-style-type: none"> ▪ an area of natural and semi-natural open space ▪ an amenity green-space ▪ a children's play area ▪ a young people's recreational facility 	-/+	+	
		-/+	-	
		-/+	-	
		-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	-	Wat's Dyke buffer runs along western edge that runs beside rd
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"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	MAJORITY OF SITE IN FLOOD ZONE
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3

Oswestry: Submission

Site ref: ELR046 (OSW039)		Site Name: Land south of Weston Farm, Weston Lane,		
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Over 50% of site covered by buffers for current waste management site, recycling
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site ref: ELR047 (PARK007)		Site Name: Land west of Whittington House, Park Hall		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+		
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+		
	▪ a young people's recreational facility	-/+		
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: ELR047 (PARK007)		Site Name: Land west of Whittington House, Park Hall		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Military Land and unknown filled ground

Oswestry: Submission

Site ref: ELR065 (Part OSW024)		Site Name: Oswestry Eastern Approach SUE		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Eastern side of site not covered by buffer
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: ELR065 (Part OSW024)		Site Name: Oswestry Eastern Approach SUE		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Site Assessment: Stage 2a

Settlement: OSWESTRY

Site ref: ELR072 (OSW062)		Site Name: Land East of A5, Mile End		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	0	Sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Oswestry: Submission

Site ref: ELR072 (OSW062)		Site Name: Land East of A5, Mile End		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Oswestry: Submission

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

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

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

Oswestry: Submission

Employment Sites Assessments Stage 2b:

Site Ref: ELR041 (OSW004)	Site Name: Land north of Whittington Rd (B4580), off A5 bypass, Oswestry
Size (ha)	17
Indicative capacity	Industrial / office
General location	North of Whittington Rd, West of bypass and East of Gobowen Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Undulating/bowl
Adjoining land uses and boundary features	There are major existing industrial and commercial uses on Whittington Road adjoining the site, with residential development and the Oswestry substation to the south, the A5 bypass to the east, and the former railway line and Gobowen Road to the west.
Local highway capacity/ constraints	Access acceptable Pedestrian crossing on Whittington Road required. Impact on trunk road and roundabout sensitivity
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Oswestry SUE • New primary school provision in Oswestry • New groundwater source at Nesscliffe • Upgrade to Sewage Treatment Works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry • Refurbish Oswestry Grid 132kV substation • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) (where necessary as identified through the Transport Assessment) • Upgrade of A5/A483 Maesbury junction • Upgrade of A5/A483/B4579 Mile End junction • Upgrade of A5/A495/B4580 Whittington road junction • Junction capacity and safety improvements (excluding junctions named below) necessary to facilitate development as identified through the Transport Assessment • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) (excluding SUE's) • New road link between Middleton Road and Shrewsbury Road
Inherent landscape character²	The site is assessed as of medium landscape sensitivity The site is a very gently undulating pasture on the northern edge of

Oswestry: Submission

	<p>Oswestry. It is bounded by the A5[T] to the east, partly on embankment, by the B4580 to the south and by the B5069 and single track railway to the west. These transport corridors reduce its tranquillity but make the site highly visible. Screening vegetation is limited to parts of the east and west boundaries on adjacent land. There are views across the site to the Old Oswestry Fort to the west which is a prominent landmark. Detractors lie to the south and south west in the form of commercial and industrial buildings and power lines cross the site to reach the substation to the south. The sensitivity of the site lies in its role as part of the wider setting to the hillfort with clear views to and from it. The recessive brown cladding of the industrial estate to the west is an indication of this perceived sensitivity by others.</p> <p>The site is assessed as of medium/low capacity for housing development and medium capacity for employment.</p> <p>The site has little/no capacity for housing due to its relationship with existing industrial and commercial development to the south and west, the site's role as part of the wider setting of Old Oswestry Hillfort, views to and from the fort and extending the edge of the settlement north in a highly visible location.</p> <p>The Oswestry Landscape Sensitivity Capacity Study further comments: 'should development be considered, the part of the site with least effect on the fort is the southern half defined by a line from the northern edge of the existing industrial development to the west running towards the industrial development at Park Hall to the east, using a hedge line as a northern boundary. This would not extend the development further north than existing development to the east or west and would avoid the more sensitive parts of the hillfort's setting. There would be a need for large scale planting infrastructure on the northern boundary and within the site to break up the massing of the development. Extending development further north would have the effect of reducing the fort's prominence and open context to the detriment of Oswestry's northern approaches. If this was carried out, large screening buffers, especially to the west would be essential. There may be opportunities to respond to the hillfort in any development layout in the use of axes or view corridors, especially from surrounding roads.'</p>
Planning history or designations	<p>Outside development boundary Adjacent to green network, wildlife site and SAM</p>
Land ownership, land agreements and delivery statements	<p>Promoted Single land ownership</p>
Access to services/employment areas	<p>Good access to town centre services</p>
Other constraints	<p>Pylons cross site</p>
General site related benefits	
Transport and Highways related benefits	
Strategic fit	<p>Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage.</p> <p>Oswestry needs an additional 15 ha of employment land, which could increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm</p>

Oswestry: Submission

	<p>(Site LO1999/00133) cannot be brought forward before 2026. To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met through the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed. Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	<p>Not serviced</p> <p>Availability 3-5 years</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>Within 300m of a SAM</p> <p>Impact on setting of SAM needs to be assessment. Archaeological evaluation of site has been undertaken - further mitigation may be required post-determination.</p>
Biodiversity	<ul style="list-style-type: none"> Protected species known to be present nearby; Survey required for Newts & Reptiles; Adjacent to Environmental Network, with potential for enhancement
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	<p>ASTSWF Site Less 55.6%</p> <p>ASTSWF Site Intermediate 46.8%</p>
Drainage: Groundwater flooding	>= 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation processes have generated extensive opposition to the allocation of sites which are perceived to have an adverse impact on the setting of the Old Oswestry hillfort. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	<p>English Heritage does not support land allocations that would be likely to have a negative impact upon the setting of Old Oswestry Hill Fort require further work to be carried out to assess the setting of the Hill Fort and the impact of development of the areas proposed.</p>

Oswestry: Submission

Site Assessment Summary

Conclusion

Potential windfall site	No
Realistic site	No –potential adverse impact on the setting of Old Oswestry SAM

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Impact on setting of SAM

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.

Oswestry: Submission

Site Ref: ELR042 (OSW006)	Site Name: Land north east of Whittington Rd roundabout, off A5 bypass, Oswestry
Size (ha)	2
Indicative capacity	Industrial / office
General location	North of Whittington Rd, East of bypass between showground and A5
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Level
Adjoining land uses and boundary features	Bypass (W) showground (NE)
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed-May be helpful in opening up underpass
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Oswestry SUE • New primary school provision in Oswestry • New groundwater source at Nesscliffe • Upgrade to Sewage Treatment Works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry • Refurbish Oswestry Grid 132kV substation • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) (where necessary as identified through the Transport Assessment) • Upgrade of A5/A483 Maesbury junction • Upgrade of A5/A483/B4579 Mile End junction • Upgrade of A5/A495/B4580 Whittington road junction • Junction capacity and safety improvements (excluding junctions named below) necessary to facilitate development as identified through the Transport Assessment • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) (excluding SUE's) • New road link between Middleton Road and Shrewsbury Road
Inherent landscape character²	n/a
Planning history or designations	Outside development boundary
Land ownership, land agreements and	Promoted Single land ownership

Oswestry: Submission

delivery statements	
Access to services/employment areas	Good access to town centre services, but divorced from town by bypass
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	<p>Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage.</p> <p>Oswestry needs an additional 15 ha of employment land, which could increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm (Site LO1999/00133) cannot be brought forward before 2026.</p> <p>To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met though the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed.</p> <p>Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	Not serviced Availability 3-5 years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>Within 300m of a SAM</p> <p>Initial archaeological evaluation of site has been undertaken - further mitigation may be required post-determination.</p>
Biodiversity	<ul style="list-style-type: none"> • Survey required for Bats, Newts & Reptiles; • Adjacent to Environmental Network, with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MODERATE CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	Additional up-to-date information about the potential risk of flooding can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A specific Flood

Oswestry: Submission

	Risk Assessment is required to determine the extent of the surface water flood risk on the site which should remain in open use. The potential to locate the development on Flood Zone 1 areas beyond the proposed site boundary should also be investigated.
Community consultation response	<ul style="list-style-type: none"> • Development to the North-west would be inappropriate due to hilly terrain and environmental impact; • Some support for the proposed Sustainable Urban Extension; • Some support for development to NE, but concerns about extending Oswestry beyond the bypass. • the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; • at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

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

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason;

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.

Oswestry: Submission

Site Ref: ELR043e (OSW005 / OSW064 / OSW065)	Site Name: Land south east of Whittington Rd roundabout, off A5 bypass, Oswestry
Size (ha)	6
Indicative capacity	Industrial / office
General location	South of Whittington Rd, East of A5 bypass
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	The site is surrounded by agricultural land. But to the east the site is adjacent to a sewage works. To the north, the site is surrounded by A495 with the A5 to the west.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed Cycle access would require footbridge
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Oswestry SUE • New primary school provision in Oswestry • New groundwater source at Nesscliffe • Upgrade to Sewage Treatment Works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry • Refurbish Oswestry Grid 132kV substation • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) (where necessary as identified through the Transport Assessment) • Upgrade of A5/A483 Maesbury junction • Upgrade of A5/A483/B4579 Mile End junction • Upgrade of A5/A495/B4580 Whittington road junction • Junction capacity and safety improvements (excluding junctions named below) necessary to facilitate development as identified through the Transport Assessment • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) (excluding SUE's) • New road link between Middleton Road and Shrewsbury Road
Inherent landscape character²	No site specific assessment. General landscape sensitivity moderate.
Planning history or designations	Outside development boundary
Land ownership, land	Promoted

Oswestry: Submission

agreements and delivery statements	Single land ownership
Access to services/employment areas	The site is on the edge of Oswestry, with good bus links to the centre of Oswestry where many of the essential services can be found. Within the vicinity of the site there is a primary school, a young person recreational facility and children's play area. There are also a number of employment areas close by, including the employment area at Artillery Business Park and a large number of industrial units and buildings at the western end of Whittington Road.
Other constraints	Irregular shape
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	<p>Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage.</p> <p>Oswestry needs an additional 15 ha of employment land, which could increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm (Site LO1999/00133) cannot be brought forward before 2026.</p> <p>To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met through the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed.</p> <p>Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	Not serviced Availability 1-3 years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Initial archaeological evaluation of site has been undertaken - further mitigation may be required post-determination.
Biodiversity	<ul style="list-style-type: none"> • Survey required for Bats, Newts & Reptiles; • Within Environmental Network, with potential for enhancement
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse within 50m
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	>= 75% of site susceptible to groundwater flooding
Drainage: Suitability for	Infiltration or attenuation depending on site characteristics, and not in any SPZ

Oswestry: Submission

SUDS	
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<ul style="list-style-type: none"> the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.

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.

Oswestry: Submission

Site Ref: ELR044 (PARK006)	Site Name: Land south east of Whittington House, Park Hall, Oswestry
Size (ha)	8
Indicative capacity	Office
General location	North of Whittington Rd, East of bypass and BT (Burma Rd)
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding Area.
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	To the north, the site is adjacent to the Park Hall stadium, some residential dwellings. These residential dwellings are separated by Burma road which runs from north to the western edge of the site. To the east, the site is adjacent to a wooded area, which includes a shooting ground, and a meadow which separates the site from a caravan park. To the south, the site is adjacent to Whittington Road and agricultural land. To the west, the site is adjacent to BT's Whittington House, a sports ground and some residential dwellings.
Local highway capacity/ constraints	Access not currently acceptable, but would be easily achievable based on development scale. Improvement along Burma road and junction Cycle access to Gobowen and Park Hall is good
Other critical infrastructure constraints¹	There are currently no critical infrastructure constraints that are identified in the 2011-2012 Place Plans for the Park Hall Community Cluster or the Whittington Community Hub.
Inherent landscape character²	No site specific assessment. General sensitivity moderate
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted Single land ownership
Access to services/employment areas	The site has good access to a range of services by vehicle, public transport or walking, including strategic facilities that are found in the market town of Oswestry, local facilities, including a school, shop and public house in Whittington Village and leisure and recreation facilities in Park Hall. Large scale employment can be found in Oswestry, with employment also found at Park Hall, in the form of Artillery Business Park and Whittington Business Park.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	
Strategic fit	Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage. Oswestry needs an additional 15 ha of employment land, which could

Oswestry: Submission

	<p>increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm (Site LO1999/00133) cannot be brought forward before 2026.</p> <p>To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met through the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed.</p> <p>Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	<p>Not serviced</p> <p>Availability 3-5 years</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	
Biodiversity	<ul style="list-style-type: none"> • Survey required for Bats & Reptiles; • Environmental Network enhancement opportunity
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<ul style="list-style-type: none"> • the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; • at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. •
Statutory bodies responses to date	n/a

Oswestry: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment shows that trees on the site provide a significant constraint to the development of the site. There is also a very high risk of groundwater flooding.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	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.

Oswestry: Submission

Site Ref: ELR046 (OSW039)	Site Name: Land south of Weston Farm, Weston Lane, Oswestry
Size (ha)	11
Indicative capacity	Industrial/ Office
General location	South of town centre, West of railway line and Mile Oak Industrial Estate and East of Weston Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & Gravel superficial
Current use	Agriculture
Topography	Level
Adjoining land uses and boundary features	Weston (S) agriculture (N&W) Railway and industrial estate (E)
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed; Access through existing industrial estate with bridge over railway; Maesbury Road A483 highway agency condition on upgrade Present access is unsuitable and would require junction improvements to industrial estate road and A5 / A483 junction. A new railway crossing would also be required.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Oswestry SUE • New primary school provision in Oswestry • New groundwater source at Nesscliffe • Upgrade to Sewage Treatment Works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry • Refurbish Oswestry Grid 132kV substation • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) (where necessary as identified through the Transport Assessment) • Upgrade of A5/A483 Maesbury junction • Upgrade of A5/A483/B4579 Mile End junction • Upgrade of A5/A495/B4580 Whittington road junction • Junction capacity and safety improvements (excluding junctions named below) necessary to facilitate development as identified through the Transport Assessment • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) (excluding SUE's) • New road link between Middleton Road and Shrewsbury Road
Inherent landscape character²	No site specific assessment. General sensitivity moderate

Oswestry: Submission

Planning history or designations	Outside development boundary. Adjacent to existing Weston Farm employment allocation
Land ownership, land agreements and delivery statements	Promoted Single land ownership
Access to services/employment areas	Good access to town centre services, but divorced from town by bypass
Other constraints	Previous feasibility studies have indicated that such a scheme may not be viable without public subsidy or private joint venture
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	<p>Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage.</p> <p>Oswestry needs an additional 15 ha of employment land, which could increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm (Site LO1999/00133) cannot be brought forward before 2026.</p> <p>To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met though the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed.</p> <p>Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	Not serviced Availability 5+ years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	<ul style="list-style-type: none"> • Survey required for Bats, Newts & Reptiles; • Within Environmental Network and potential enhancement opportunity
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedges and trees
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site 63% in Flood Zone 3
Drainage: Surface water flooding	ASTSWF Site Less 37.5% ASTSWF Site Intermediate 28.7%
Drainage: Groundwater flooding	>= 25% <50% of site susceptible to groundwater flooding
Drainage: Suitability for	Highly permeable geology and not in any SPZ

Oswestry: Submission

SUDS	
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	No
Realistic site	No – access uncertain and flood risk

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	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.

Oswestry: Submission

Site Ref: ELR047 (PARK007)	Site Name: Land west of Whittington House
Size (ha)	0.5
Indicative capacity	Employment development
General location	The site is located along Whittington road, west of Whittington House.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not within or adjacent to a Mineral Safeguarding Area or a Coal Authority Referral Area.
Current use	Rough field
Topography	Flat
Adjoining land uses and boundary features	To the north and east, the site is directly adjacent to a lane that gives access to Whittington House, a show ground, sports ground and other employment units, with Whittington House running along the eastern flank of the site. To the south, the site is adjacent to Whittington Road and to the west, the site runs adjacent to residential dwellings and the employment units.
Local highway capacity/ constraints	Access acceptable-Improvement to footway along Burma road and North Drive
Other critical infrastructure constraints¹	There are currently no critical infrastructure constraints that are identified in the 2011-2012 Place Plans for the Park Hall Community Cluster or the Whittington Community Hub.
Inherent landscape character²	No site specific assessment. General sensitivity moderate
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted by Casely and Whale Studio 83 on behalf of Evans Enterprises
Access to services/employment areas	The site has good access to a range of services by vehicle, public transport or walking, including strategic facilities that are found in the market town of Oswestry, local facilities, including a school, shop and public house in Whittington Village and leisure and recreation facilities in Park Hall. Large scale employment can be found in Oswestry, with employment also found at Park Hall, in the form of Artillery Business Park and Whittington Business Park.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	The site is very much detached from the existing Park Hall Village. Although it is close to the employment areas of Artillery Business.
Other relevant information	n/a

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

Oswestry: Submission

	<ul style="list-style-type: none"> ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake, refer to HRA report.</p>
Trees	The site has significant tree issues- issues of large trees within the middle of the site and on the boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	<ul style="list-style-type: none"> • the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; • at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and previous industrial use or potentially contaminative use. It is negative for the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment has found that the site has significant tree issues, with the number within and on the boundary of the site, further information would be required into the importance of these

Oswestry: Submission

trees. There is also a very high risk of groundwater flooding on the site. Although the site is close to the existing employment areas of Artillery Business Park and other services in Whittington, Oswestry and Park Hall itself, the site is very much detached from the existing village, being the site furthest out of all the site promoted in Park Hall. It is between some residential dwellings and the Business Park, indicating that potentially it could be allocated for employment land.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Notes

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

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

Oswestry: Submission

Site Ref: ELR065 (part OSW024)	Site Name: Eastern Gateway Sustainable Urban Extension
Size (ha)	4-6
Indicative capacity	employment land
General location	The site is located in eastern Oswestry, between Middleton Road and Shrewsbury Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Undulating.
Adjoining land uses and boundary features	Housing to the north, the A5 Oswestry Bypass with countryside beyond to the east. Industrial and industrial/commercial uses to the south – Maesbury Road Industrial Estate and development along Shrewsbury Road. To the west is the new Oswestry Leisure Centre, and the Walford and North Shropshire College.
Local highway capacity/ constraints	Access acceptable – link road required between Middleton Road and Shrewsbury Road. A5 Mile End junction in need of improvement linked to Oswestry's overall growth.
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> • New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. • Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. • Upgrade to sewage treatment works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. • Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. • A5/A483 junction improvements – A number of A5 junction improvements have been identified. • Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	<p>The site is assessed as of medium/low landscape sensitivity</p> <p>The site is gently undulating and crowned lowland consisting of large arable fields with some smaller pastoral fields to the north and west. It lies on the eastern edge of the settlement with new housing development and North Shropshire College adjacent. Tree cover is limited to a few field oaks, trees on a bank west of Greenacres and conifers by Oakfield to the north, with outgrown hedge and tree boundary to A5[T] to the east, and a thin high hedge along Shrewsbury Road to the south. Otherwise, there are low cut hedges on the internal field boundaries allowing views across the site. The</p>

Oswestry: Submission

	<p>site is visible from the A5 and acts as the gateway to the town from the south east. It is physically separated and, to an extent, screened from the wider landscape to the east by the A5 and associated vegetation. There is an east west Public Right of Way linking the settlement with the countryside. Intrinsically the site has limited sensitivity except that the south eastern corner is a very important gateway location for the town.</p> <p>The site is assessed as of high/medium capacity for housing development:</p> <p>The site has high/medium capacity for housing as the A5 acts as a defensible physical and visual barrier to development and views in from the east and the area has limited intrinsic sensitivity. The existing housing does not form a sensitive edge to the town. The most important site is to the south east corner which may be better suited to a high quality commercial or educational use. A green buffer zone along the A5 may be appropriate, extending that from the north but with a stronger screening and nature conservation function. The Public Right of Way should form part of a green network through the site. The overall site should be considered as part of a masterplan with agreed design guide to ensure that an appropriate edge to the settlement is formed with strong green infrastructure.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is being promoted by RPS Planning on behalf of development companies.
Access to services/employment areas	This site is adjacent to the Oswestry Leisure Centre, and the Walford and North Shropshire College. There are employment areas and a hotel to the south of the site. The site is close to bus routes, giving access to facilities and services in Oswestry Town Centre.
Other constraints	N/A
General site related benefits	The site itself will also provide employment land, community facilities and green space onsite as well as housing as part of co-ordinated strategic development.
Transport and Highways related benefits	The site will contribute to improved pedestrian and cycle networks between the employment areas to the south and the existing residential areas to the north.
Strategic fit	This area provides scope for co-ordinated large scale development, which will provide a range of uses from housing, employment and community facilities, contributing significantly to achieving the development targets for Oswestry.
Other relevant information	The promoters of the site have provided detailed supporting material, including a concept masterplan and delivery statement..

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Cropmark Iron Age/ Roman farmstead enclosure present in SW part of site - further archaeological evaluation work necessary prior to development
Biodiversity	<p>There are known protected species on site (Great Crested Newts within 250m) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p>

Oswestry: Submission

	<p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report</p>
Trees	Tree or hedgerow constraints will be a minor (moderate) constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<p>The proposal for the development of this area was originally the subject of public consultation through the early stages of the Oswestry Borough Local Development Framework process, but has since been taken through the Core Strategy process with broad support and recognition of its suitability. The Issues and Option consultation indicated that the preferred direction for growth was to the south east of Oswestry, which is in line with the Core Strategy. The north east, south and west also have some support for growth, but the community feel the north west is an unacceptable area to have growth due to the environmental impact, loss of open space infrastructure issues. Subsequent consultation indicated that a substantial majority of respondents support the inclusion of the Eastern Gateway Sustainable Urban Extension, which is considered to be a natural/ logical extension for Oswestry. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to both bus transport and an amenity green space, as well as flood risk and development would offer the potential to remediate a previous industrial use. The assessment is negative for access to a primary school, the other 4 amenities and facilities and agricultural land use. The site is neutral for all other sustainability

Oswestry: Submission

appraisal objectives. The overall sustainability is thus judged to be poor for housing (where access to existing facilities is important) but fair for employment.

The site was identified as a strategic location for development for Oswestry in the Core Strategy, with no other options identified as strategic directions for growth, because of fundamental constraints. This area to the south east of the town was considered the optimum location with capacity to accommodate significant housing development without significant landscape or visual impacts. The site was also considered to have some capacity for employment uses on the area close to the A5 Mile End junction as a prominent gateway location. The major co-ordinated development planned will include provision of community facilities and be planned as a sustainable form of development, addressing some of the issues arising from the sustainability appraisal.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No. Whilst allocation of 4-6 hectares of employment land was proposed as part of the Oswestry Eastern Gateway Sustainable Urban Extension (SUE), this was replaced at Revised Preferred Options stage by the identification of additional land outside the bypass and was re-allocated to housing.
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Notes

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

Oswestry: Submission

Site Ref: ELR072 (OSW062)	Site Name: Land East of A5, Mile End
Size (ha)	12.02
Indicative capacity	Employment uses
General location	The site is located in south east Oswestry at land east of the A5 on Mile End roundabout. The site is adjacent to the proposed east SUE.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	The site is surrounded by agricultural land to the north, and east. To the west the site is adjacent to the A5, agricultural land and Mile End Roundabout. To the south the site is adjacent to B4579 and agricultural land.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed Cycle access not currently acceptable, could be easily achievable based on development scale
Other critical infrastructure constraints¹	<p>Oswestry Place Plan (2011-2012)</p> <ul style="list-style-type: none"> • New Primary school provision in Oswestry is likely to be needed during the plan period, most likely in the south of the town. • Severn Trent Water Resource Plan 04 identified the needs for additional groundwater capacity in the Oswestry Water Resource Zone. New groundwater source at Nesscliffe will come into use to meet Oswestry's capacity. • Upgrade to sewage treatment works in Oswestry • Additional 132kV electricity line between Legacy substation and Oswestry. The line is required to reinforce the electricity supply between the National Grid, Oswestry, Welshpool and mid- Wales. • Refurbishment of Oswestry Grid 132kV substation, as the existing 33kV network in Oswestry is at capacity and requires new supply input at 132 kV. This would produce capacity above that required for the development proposed. • Upgrade Oswestry's electricity supply through reinforcement at Coney Green 33kV substation. • A5/A483 junction improvements – A number of A5 junction improvements have been identified. • Sustainable Urban Extension (SUE) transport infrastructure improvements, including new road link between Middleton Road and Shrewsbury Road.
Inherent landscape character²	<p>The site is assessed as of medium landscape sensitivity</p> <p>The site is a pasture with remnant field boundary hedgerows and mature oaks on land gently rising to the north east. The site is bounded by the busy A5[T] to the south and east and separated from it by outgrown and low cut thorn hedgerows. Low cut hedges lie to the north and east with a strong belt of trees in the south eastern corner. A service area lies to the south intruding into the countryside and combined with the A5[T] reduces the site's tranquillity. Power lines cross the site. The site forms part of the wider moderately open countryside and is intervisible with a farm complex to the north east. Overall there are positive elements such as oaks and remnant hedgerows but the area has limited intrinsic sensitivity with only the location</p>

Oswestry: Submission

	away from the settlement making the site sensitive.
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Shropshire Council
Access to services/employment areas	The site is on the edge of Oswestry, with good bus links to the centre of Oswestry where many of the essential services can be found. Within the vicinity of the site there is a primary school, a young person recreational facility and children's play area. There are also a number of employment areas close by, including the employment area at Artillery Business Park and a large number of industrial units and buildings at the western end of Whittington Road.
Other constraints	Irregular shape
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	<p>Oswestry is a very important cross border commercial centre with a large hinterland on both sides of the border. It is a high provider of jobs, more than its resident workforce and is still an important manufacturing centre. It has a clear, varied and developing tourism product with a nearby world heritage site and significant railway and canal heritage.</p> <p>Oswestry needs an additional 15 ha of employment land, which could increase to around 27 ha if the existing 11.86 ha allocation at Weston Farm (Site LO1999/00133) cannot be brought forward before 2026.</p> <p>To meet the 15 ha shortfall, up to 6 ha will be promoted for employment uses as part of the 'Eastern Approach SUE, off Shrewsbury Road'. The residual requirement (around 9 ha) could be met by allocating 'Land north of Whittington Road (B4580), off A5 bypass'.</p> <p>Any outstanding land needs could be met through the allocation of some of the 8 ha 'Land east of Whittington House, Park Hall' site. Although east of the A5, this Council owned site is adjacent to existing employment uses (including BT offices) and could provide expansion land if needed.</p> <p>Further land is also available and being actively promoted around the A5/A495 Whittington Road junction. This could come in to play if the Weston Farm allocation needs to be replaced.</p>
Other relevant information	Not serviced Availability 1-3 years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> • Extended Phase 1 • Bats • Great Crested Newts • Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p>

Oswestry: Submission

	The site is within 6km of River Dee and Bala Lake SAC, refer to HRA report
Trees	Trees and hedgerows will be a minor/moderate constraint.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	n/a
Countryside	n/a
Environment Agency	Additional up-to-date information about the potential risk of flooding can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A specific Flood Risk Assessment is required to determine the extent of the surface water flood risk in the northern and south-western areas of the site which should remain in open use. The proposed development cannot therefore be accommodated within the Flood Zone 1 area of the proposed site. The potential to locate the development on Flood Zone 1 areas beyond the proposed site boundary should also be investigated.

Community consultation response	<ul style="list-style-type: none"> the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated; at Revised Preferred Options stage, the target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years; Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	n/a

Site Assessment Summary

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

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development	Development subject to access off and improvements to the A5/A483

Oswestry: Submission

Issues from Assessment	Mile End junction, and the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to the A5
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Notes

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

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