

Park Hall Submission

Summary Sheet: Stage 1 Assessment

Settlement: Park Hall

Site Ref	Site Name	Stage 2	Comments
PARK001	Land at Artillery/Larkhill/Park Crescent	Yes	
PARK002	Land at Woodend	Yes	Consider for employment use
PARK003	Land adj. North Drive and Tympath Lane	Yes	
PARK004	Land adj. Park House	Yes	
PARK005	Land at Hinsdale, Twmpath	Yes	
PARK006	Land at Whittington Road	Yes	Consider for employment use
PARK007	Land west of Whittington House	Yes	Consider for employment use
PARK008	Land adj. to Caravan Park	NO	Not well related to development boundary
PARK009	Land between Artillery and Rail way	YES	

Park Hall Submission

Stage 1 Site Assessment: *Park Hall*

Site ref: PARK001		Site Name: Land at Artillery Rd/Larkhill Rd/Park Crescent	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Park Hall Submission

Stage 1 Site Assessment: *Park Hall*

Site ref: PARK002		Site Name: Land at Woodend	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Not close to existing current development boundary but close to existing business uses. Possible employment use.
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 for Employment use.*

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Stage 1 Site Assessment: *Park Hall*

Site ref: PARK003		Site Name: Land adj. North Drive and Tympath 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	Land adjoining to current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: *Park Hall*

Site ref: PARK004		Site Name: Land adj. Park House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Land adjoining current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: *Park Hall*

Site ref: PARK005		Site Name: Land at Hinsdale, Twmpath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site contiguous with site adjoining the current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: *Park Hall*

Site ref: PARK006		Site Name: Land at Whittington Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	* Waiting on Estates to ensure correct site is drawn. Some of the northern end has been sold.
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Not close to existing current development boundary but close to existing business uses. Possible employment use.
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 for Employment use.*

Park Hall Submission

Stage 1 Site Assessment: *Park Hall*

Site ref: PARK007		Site Name: Land west of Whittington House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Not close to existing current development boundary but close to existing business uses. Possible employment use.
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 for Employment use.*

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Stage 1 Site Assessment: *Park Hall*

Site ref: PARK008		Site Name: Land adj to Caravan 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.	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	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *NOT Progress to Stage 2 assessment.*

Park Hall Submission

Stage 1 Site Assessment: *Park Hall*

Site ref: PARK009		Site Name: Land between Artillery Rd and railway line	
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	ADJ TO
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	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Park Hall Submission

Housing Sites Assessment: Stage 2a

Site ref: PARK001		Site Name: Land at Artillery/ Larkhill/ Park Crescent		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

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Site ref: PARK001		Site Name: Land at Artillery/ Larkhill/ Park Crescent		
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 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

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Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK002		Site Name: Land at Woodend		
	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	- -/0	0	

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Site ref: PARK002		Site Name: Land at Woodend		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK003		Site Name: Land adj. North Drive & Tymphath 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 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	- -/0	0	

Park Hall Submission

Site ref: PARK003		Site Name: Land adj. North Drive & Tympath Lane		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Park Hall Submission

Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK004		Site Name: Land adj. to Park House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

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Site ref: PARK004		Site Name: Land adj. to Park House		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Small area is on Military Land this could be a digitalisation issue but may not be.

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Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK005		Site Name: Land at Hinsdale Twmpath		
	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 percentage in an amenity green-space buffer
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

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Site ref: PARK005		Site Name: Land at Hinsdale Twmpath		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Park Hall Submission

Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK006		Site Name: Land at Whittington Rd		
	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	- -/0	0	

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Site ref: PARK006		Site Name: Land at Whittington Rd		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Military Land

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Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK007		Site Name: Land West of Whittington House		
	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	- -/0	0	

Park Hall Submission

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

Park Hall Submission

Site Assessment: Stage 2a

Settlement: Park Hall

Site ref: PARK009		Site Name: Land between Artillery Rd and railway line		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Park Hall Submission

Site ref: PARK009		Site Name: Land between Artillery Rd and railway line		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Military Land

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

Park Hall Submission

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

Park Hall Submission

Housing Sites Assessment: Stage 2b

Site Ref: PARK001	Site Name: Land at Artillery/ Larkhill/ Park Crescent
Size (ha)	1.2
Indicative capacity	20
General location	The site is located north of Oswestry in the Park Hall area. The site is located on land at Artillery Road, adjoining the main existing residential area.
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	Meadow/Grassland
Topography	Generally flat
Adjoining land uses and boundary features	To the north, the site is adjacent to an agricultural field. To the east, west and to the south, the site is adjacent to the main residential area of Park Hall.
Local highway capacity/ constraints	Access acceptable - the site has good access from the existing road network - Artillery Road, Larkhill Road and Park Crescent. .Improvement to footway along Burma Road and North Drive required.
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 (Shropshire Landscape Character Assessment), but this site forms part of an area with existing housing development and other uses, existing road network, and the railway line to the north-east, which has less sensitivity.
Planning history or designations	In terms of planning history, the site was allocated for development in the 1990 Oswestry Rural Area Local Plan and in March 1996 Deposit Draft of the Oswestry Borough Local Plan. In 1997, the Inquiry inspector for the Oswestry Borough Local Plan suggested removal of the site, but did not recommend its deletion. The site has also has also been granted planning permission twice. On the 21 st April 1993, when outline planning permission was granted for a residential development (88/5937) and outline planning permission for residential development (restricted to 19 units) (93/8170).
Land ownership, land agreements and delivery statements	The site is being promoted by David Parker Planning Associates on behalf of Evans Enterprises Ltd.
Access to services/employment areas	There are 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. Good bus services.
Other constraints	The site is situated on a minor aquifer of high vulnerability. However, there are no nearby extractions.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	The site fits well with the existing built environment, being close to the services in the village, good access in and out of the site, and adjoins the

Park Hall Submission

	existing development boundary
Other relevant information	A detailed representation has been made by the site promoters, including indicative plans for the site and an initial assessment of the site by Enviros Consulting Ltd.

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 not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 6km of River Dee and Bala Lake, 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 medium risk of groundwater flooding (between 25 and 50% 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	<p>Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the parish councils ambition of 10-50 new homes at a level of 1-3 per year. Subsequent consultation indicated that a majority support the proposed allocation of this site, as it is a sustainable location, and will act as a continuation of the existing housing development. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
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Park Hall Submission

Statutory bodies responses to date	
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Site Assessment Summary

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

A further detailed stage 2b assessment indicates that the Parish Council supports some development at Park Hall and this site fits well with the existing built up area. The site does not have access issues as it has number of potential access points. The site is partly brownfield, (former military camp). Overall, the site is well contained, is a logical extension to the existing housing development and would provide development of a scale that matches the Parish Council's aims for the Community Cluster.

Conclusion

Potential windfall site	No - outside the current development boundary
Realistic site	Yes

Recommendation

Preferred option	Yes, for approximately 20 dwellings.
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Park Hall Submission

Site Ref: PARK002		Site Name: Land at Woodend
Size (ha)	0.5	
Indicative capacity	15	
General location	The site is located west of Burma Road, south west from the Park Hall Stadium.	
Brownfield or Greenfield	Mixed	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not within or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding Area.	
Current use	The site is a transport yard.	
Topography	Flat	
Adjoining land uses and boundary features	To the north, the site is adjacent to The Mews residential dwellings. To the east, the site has trees at its boundary and a meadow. Burma Road runs along the western and southern edges of the site (with boundary trees and green space). There are residential dwellings to the west of the site.	
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 (Shropshire Landscape Character Assessment), but this site forms part of an area with existing housing development, employment, commercial leisure and other uses, served off an existing road network, which has less sensitivity.	
Planning history or designations	16 th December 2003 the site was refused planning permission, for 2 to 4 dwellings, on the grounds that the site was outside the area identified for development at that time.	
Land ownership, land agreements and delivery statements	The landowner is promoting the land.	
Access to services/employment areas	There are 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. Good bus services.	
Other constraints		
General site related benefits	Potential removal of an incongruous use close to residential properties.	
Transport and Highways related benefits		
Strategic fit	Potential brownfield development site contributing to target for housing development on brownfield land.	
Other relevant information		

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;

Park Hall Submission

	<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 not in or adjacent to an Environmental Network</p> <p>The site is within 6km of River Dee and Bala Lake, refer to HRA report.</p>
Trees	Trees and hedgerows will be a significant constraint
Environmental Health	Site close to music venue, sports pitches and major showground (that hosts annual large music event) - all of which have the potential to create noise and light pollution issues.
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	Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the parish councils ambition of 10-50 new homes at a level of 1-3 per year. 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, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Park Hall Submission

This is a small brownfield site in an area of mixed uses with few constraints. As such it has redevelopment potential for a range of uses, but is currently outside the village development boundary. The site is not well related to main residential area of Park Hall at Park Meadow and does not form part of the proposed Community Cluster identified by the Parish Council for limited housing development. As such, it is not, therefore a realistic option for site allocation but could be a windfall redevelopment site at some point. The suitability of development for housing as a redevelopment scheme could be affected by the outcome of the planned employment sites assessment for Oswestry, with land to the east of Burma Road amongst the options.

Conclusion

Potential windfall site	Yes - but currently outside development boundary
Realistic site	No

Recommendation

Preferred option	No
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Park Hall Submission

Site Ref: PARK003	Site Name: Land adj. North Drive and Tympath Lane
Size (ha)	5.2
Indicative capacity	157
General location	The site is east of North Drive, south of Tympath Lane, to the north of the main housing area at ParkHall.
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	Relatively Flat
Adjoining land uses and boundary features	To the north, the site is adjacent to Tympath Lane, with the the Robert Jones Orthopaedic Hospital beyond. To the east, the site is adjacent to agricultural fields, as is the west, on the other side of North Drive. To the south the site is adjacent to residential dwellings and agricultural/industrial buildings at Park House.
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 (Shropshire Landscape Character Assessment), but this site forms part of an area with existing housing development and other uses, existing road network, and the railway line to the north-east, which has less sensitivity. However, in terms of the character and landscape setting of the village, this site allows long distance views of gently rising and more prominent agricultural land, forming an important part of the setting of the village.
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site is promoted by Longueville Gittins on behalf of the landowner
Access to services/employment areas	There are 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. This is site is also adjacent to the Robert Jones Orthopaedic Hospital, which is also a large employer. Good bus services.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	The site is immediately to the north of the main Park Hall residential area. However, the site is too large, in its entirety, to match the Parish Council's aspirations for 10-50 new dwellings across the proposed Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster.
Other relevant information	

Park Hall Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Former medieval park boundary runs through centre of site - archaeological assessment and evaluation necessary 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 ▪ 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 not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 6km of River Dee and Bala Lake, refer to HRA report.</p>
Trees	Trees and hedgerows will be minor (moderate) constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	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	Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the Parish Council's ambition of 10-50 new homes at a level of 1-3 per year. 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	

Park Hall Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 1 out of the five key amenities and facilities nearby. It is negative for access to 4 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a large site to the north of the main existing residential area. Although potentially developable, it is less suitable in scale, location and in terms of landscape impact than sites closer to the main residential area and there is a heritage issue as a medieval park boundary runs through the centre of the site.

Conclusion

Potential windfall site	No
Realistic site	Yes – potentially for more limited development.

Recommendation

Preferred option	No – other sites more suitable and with less impact.
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Park Hall Submission

Site Ref: PARK004	Site Name: Land adj. to Park House
Size (ha)	3.0
Indicative capacity	94
General location	Site located north of main Park Hall residential area, to east of North Drive.
Brownfield or Greenfield	Mixed
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agricultural buildings, industrial use and meadows.
Topography	Flat, slightly sloping in the south of the site.
Adjoining land uses and boundary features	To the north and east, the site is adjacent to agricultural fields. To the south and west, the site is adjacent to residential dwellings and in the south it is adjacent to rough meadows.
Local highway capacity/ constraints	Access acceptable - Improvement to footway along Burma road and North Drive. The site is currently accessed along a lane from 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 site assessment. General sensitivity moderate (Shropshire Landscape Character Assessment),, but this site forms part of an area with existing housing development and other uses, existing road network, and the railway line to the north-east, which has less sensitivity.
Planning history or designations	Currently has consent for B.8 use
Land ownership, land agreements and delivery statements	The site is being promoted by Les Stephen Planning Ltd.
Access to services/employment areas	There are, 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	Possible contamination of land from its current use, which includes scrap vehicles and builders waste.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	The site adjoins the existing village.
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 ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p>

Park Hall Submission

	The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks. The site is within 6km of River Dee and Bala Lake, refer to HRA report.
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	Less than 10% 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	Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the Parish Council's ambition of 10-50 new homes at a level of 1-3 per year. 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, low level of flood risk and previous industrial or potentially contaminative use. It is negative for access to a primary school, all 5 key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is a largely brownfield site close to the main residential area at Park Hall. As such it has redevelopment potential, but it is considered less suitable in scale and location to the site (PARK001) immediately to the south, having regard to the amount of development sought by the Parish Council in the proposed Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster (the Parish Council have opted to have development of around 10-50 dwellings over the plan period in the Cluster as a whole).

Conclusion

Potential windfall site	Yes – but outside the current development boundary.
Realistic site	Yes

Recommendation

Park Hall Submission

Preferred option	No – other site to south (PARK001) preferred.
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Park Hall Submission

Site Ref: PARK005		Site Name: Land at Hinsdale, Twmpath
Size (ha)	3.6	
Indicative capacity	109	
General location	The site is located at land adjacent to the Hinsdale, west of the railway line, Twmpath.	
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	To the north, the site is Meadowbrook Nursing Home and The Robert Jones and Agnes Hunt Orthopaedic Hospital on the other side of the road. To the east, the site is adjacent to the Chester railway line. To the south and west, are agricultural fields.	
Local highway capacity/ constraints	Access acceptable - Improvement to footway along Burma Road and North Drive. The site would be accessed from the road to the north of the site.	
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 (Shropshire Landscape Character Assessment), but this site forms part of an area with existing housing development and other uses, existing road network, and the railway line to the north-east, which has less sensitivity.	
Planning history or designations	None	
Land ownership, land agreements and delivery statements	The site is being promoted by the landowner	
Access to services/employment areas	There are 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. This site is also adjacent to the Robert Jones Orthopaedic Hospital, which is also a large employer. Good bus services.	
Other constraints	Presence of main railway line.	
General site related benefits		
Transport and Highways related benefits		
Strategic fit	The site is some distance from the main existing Park Hall housing area. The current area being promoted is much larger than the scale of development desired by the Parish Council.	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Former medieval park boundary runs through centre of site - archaeological assessment and evaluation necessary prior to submission of an application.

Park Hall Submission

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, 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 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	<p>Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the Parish Council's ambition of 10-50 new homes at a level of 1-3 per year. 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	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, low level of flood risk and 2 out of the five key amenities and facilities nearby. It is negative for access to a

Park Hall Submission

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

This is a large site which is not well related to main residential area of Park Hall. Therefore, although potentially developable, other sites are considered more suitable in scale and location. The site also has a heritage issue in the form of a medieval park boundary, which runs through the centre of the site.

Conclusion

Potential windfall site	No
Realistic site	No – poorly related to main residential area of Park Hall

Recommendation

Preferred option	No
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Site Ref: PARK009		Site Name: Land between Artillery Road and railway line
Size (ha)	12.7	
Indicative capacity	381	
General location	The site is located east of Artillery Road and west of the Chester railway line.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part of the site is within a Mineral Safeguarding Area.	
Current use	Agriculture	
Topography	Relatively flat, slightly sloping to the south	
Adjoining land uses and boundary features	To the north, the site is adjacent to agricultural fields. To the east, the site is adjacent to the Chester railway line. To the south, the site is adjacent to agricultural fields, with some residential dwellings in the south west. To the west the site runs alongside Artillery Road and Drenwydd and the main existing residential area of Park Hall.	
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 (Shropshire Landscape Character Assessment), but this site forms part of an area with existing housing development and other uses, existing road network, and the railway line to the north-east, which has less sensitivity.	
Planning history or designations	Planning application for 18 affordable dwellings on part of site east of Park Meadow (Ref: 12/01848/FUL – May 2012).	
Land ownership, land agreements and delivery statements	Site is owned by Shropshire Council	
Access to services/employment areas	There are 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. Good bus services.	
Other constraints	Chester railway line to the east.	
General site related benefits		
Transport and Highways related benefits		
Strategic fit	The northern part of the site is adjacent to the main existing Park Hall residential area and so could be seen as a logical extension of the built up area. However, the site in its entirety is too large with regard to the Parish Council's aspiration for a total of for 10-50 dwellings across the proposed Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster over the plan period.	
Other relevant information		

Park Hall Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ 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, refer to HRA report.</p>
Trees	No significant trees and hedgerow 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	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a medium risk of groundwater flooding (between 25 and 50% 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	Previous consultation with Whittington Parish Council indicated that they would like to put forward a Community Cluster that includes Park Hall, Hindford, Babbinswood, Lower and Welsh Frankton, Welsh Felton and Queen's Head, as they are existing satellites of Whittington Parish. For Park Hall, Whittington Parish Council suggested the village should have a development boundary and a small number of housing allocations, which would help to reach the Parish Council's ambition of 10-50 new homes at a level of 1-3 per year. 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	

Park Hall Submission

Site Assessment Summary

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

The site is close to the main residential area at Park Hall with no major constraints and, as such it has development potential, but it is considered less suitable in scale and location to the site (PARK001) immediately to the west, having regard to the amount of development sought by the Parish Council in the proposed Park Hall, Hindford, Babbinswood and Lower Frankton Community Cluster (the Parish Council have opted to have development of around 10-50 dwellings over the plan period in the Cluster as a whole). Part of the site has been put forward for the development of affordable housing (18 dwellings) in May 2012, to be considered under the Exceptions Sites element of current policy.

Conclusion

Potential windfall site	No - outside the current development boundary
Realistic site	Yes

Recommendation

Preferred option	No - other smaller site to west (PARK001) preferred
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