

St Martins Submission

Summary Sheet: Stage 1 Assessment

Settlement: St Martins

Site Ref	Site Name	Stage 2	Comments
STM003	Land South of the Firs, Ellesmere Road	Yes	
STM004	Land at Bower Farm	Yes	Planning permission for two bungalows OS/08/15393 on Overton Road frontage. Around 1.6 Ha still remaining.
STM005	Land adjoining Garden Village	No	Within existing development boundary. Site allocated for housing in Oswestry Borough Local Plan. Existing housing commitment - extant planning permission OS2007/15162 for residential development (75 dwellings), new estate road and vehicular access – J. Ross Developments.
STM006	Darjeeling, School Lane	No	Within existing development boundary. Extant planning permission OS2008/15425 for replacement dwelling. Planning application to redevelop the site for 12 dwellings refused in February 2011
STM007	Ifton Miners Welfare Institute	No	Within existing development boundary. Existing housing commitment – outline planning permission (08/15839/OUT) for residential development
STM008	Land West of Garden Village	Yes	
STM009	Land North of Griffin Farm	Yes	
STM010	Land South of Oakfield Close	Yes	
STM013	Land East of Colliery Road	Yes	
STM014	Land West of Colliery Road	Yes	
STM015	Land Opposite Griffin Farm	Yes	
STM016	Land North of Rhos-y-Ilan Farm	Yes	
STM018	Land Opposite Rhos-y-Ilan Farm	Yes	
STM019	Land at Greenfields Farm	Yes	
STM020	Land at The Paddocks, Ellesmere Road	Yes	
STM022	Rhoswaendeg Farm	Yes	
STM023	Land West of Cottage Lane	Yes	
STM024	Land SE of Cottage Lane	Yes	
STM025	St. Martins Playing Field	Yes	Site in existing/active use as a playing field/football pitch
STM026	Land to rear of The Cross Keys	Yes	
STM027	Land East of The Paddocks, Ellesmere Road	Yes	
STM028	Arthan's Pool, Ellesmere Road	No	Site acquired by Parish Council and in active community use as a

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Site Ref	Site Name	Stage 2	Comments
			fishing pond and allotments
STM029	Land at Rhos-y-Illan Farm	Yes	
STM030	Land North of Ifton Heath.	Yes	
STM031	Land North of Mount Bradford Lane	Yes	
STM032	Land North of Ashfield, Coopers Lane	No	Site is less than 0.2Ha (0.16Ha). Too small on its own and in isolation.
STM033/10	Land at Church Farm	Yes	
STM034/11	Land at The Flash	Yes	

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Site ref: STM003		Site Name: Land South of the Firs, Ellesmere 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	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	

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: STM004		Site Name: Land at Bower Farm	
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 for two bungalows OS/08/15393 on small part of site fronting Overton Road. Around 1.6 Ha still remaining.
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	

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: STM005		Site Name: Land adjoining Garden Village	
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	Within existing boundary. Site allocated for housing in Oswestry Borough Local Plan. Extant planning permission OS2007/15162 for residential development (75 dwellings), new estate road and vehicular 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	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site with planning permission. Developer is J Ross Developments

Recommendation: Do not progress to Stage 2 assessment – existing housing commitment

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Site ref: STM006		Site Name: Darjeeling, School Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.4ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Extant planning permission OS2008/15425 for replacement dwelling. Planning application to redevelop the site for 12 dwellings refused in February 2011.
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	Pending/Current

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

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Site ref: STM007		Site Name: Ifton Miners Welfare Institute	
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	Outline planning permission (08/15839/OUT) granted for residential development.
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	Site with planning permission

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

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Site ref: STM008		Site Name: Land West of Garden Village	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM009		Site Name: Land North of Griffin Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM010		Site Name: Land South of Oakfield Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM013		Site Name: Land East of Colliery 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 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: St Martins

Site ref: STM014		Site Name: Land West of Colliery 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	Site is contiguous with a site adjoining the development boundary. Around 80m from 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: St Martins

Site ref: STM015		Site Name: Land Opposite Griffin Farm	
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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM016		Site Name: Land North of Rhos-y-Ilan Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with a site adjoining the current development boundary. Around 100m from current 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: St Martins

Site ref: STM018		Site Name: Land Opposite Rhos-y-Ilan Farm	
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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM019		Site Name: Land at Greenfields Farm	
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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM020		Site Name: Land at The Paddocks, Ellesmere 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	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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM022		Site Name: Rhoswaendeg Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with a site adjoining the current development boundary. Around 70m from current 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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Site ref: STM023		Site Name: Land West of Cottage Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site 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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM024		Site Name: Land South East of Cottage Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site 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	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM025		Site Name: St. Martins Playing Field	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site is in active use as a playing field/football ground
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	Around 70-100m from the current development boundary although it is well related to the settlement
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: St Martins

Site ref: STM026		Site Name: Land to rear of The Cross Keys	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM027		Site Name: Land East of The Paddocks, Ellesmere 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	Site is contiguous with a 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.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM028		Site Name: Arthan's Pool, Ellesmere 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	Site now acquired by Parish Council and in active community use as a fishing pond and allotments.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site no longer promoted by land owner

Recommendation: *Do not progress to Stage 2 assessment*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM029		Site Name: Land at Rhos-y-Ilan Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with a site 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.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM030		Site Name: Land North of Ifton Heath.	
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	

Recommendation: *Progress to Stage 2 assessment.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM031		Site Name: Land North of Mount Bradford Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site 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	

Recommendation: *Progress to Stage 2 assessment.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM032		Site Name: Land North of Ashfield, Coopers Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site is 0.16Ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with a site 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: *Do not progress to Stage 2 assessment – too small on its own*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM033		Site Name: Land at Church Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part of site is within the current development boundary and part of site adjoins the 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.*

St Martins Submission

Stage 1 Site Assessment: St Martins

Site ref: STM034		Site Name: Land at The Flash	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with a site 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.*

St Martins Submission

Housing Sites Assessment: Stage 2a

Site ref: STM003		Site Name: Land south of the Firs Ellesmere 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:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

St Martins Submission

Site ref: STM003		Site Name: Land south of the Firs Ellesmere Rd		
	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	Slither of site historic landfill Mount Bradford Farm
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM004		Site Name: Land at Bower Farm		
	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	
	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	

St Martins Submission

Site ref: STM004		Site Name: Land at Bower Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM008		Site Name: Land west of Garden Village		
	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	
	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	

St Martins Submission

Site ref: STM008		Site Name: Land west of Garden Village		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM009		Site Name: Land north of Griffin Farm		
	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	
	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	

St Martins Submission

Site ref: STM009		Site Name: Land north of Griffin Farm		
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	+	The site includes a small area (less than 1ha) of land that was infilled between 1840 and 1897.

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM010		Site Name: Land South of Oakfield Close		
	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	
	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	

St Martins Submission

Site ref: STM010		Site Name: Land South of Oakfield Close		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Part of site in Wiggington Wood Buffer Ancient and Semi-natural woodland
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	Historic landfill Mount Bradford Farm
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM013		Site Name: Land east of Colliery 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:			Site within 480m of all facilities and amenities except a local park or garden
	▪ 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		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/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		

St Martins Submission

Site ref: STM013		Site Name: Land east of Colliery Rd		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM014		Site Name: Land west of Colliery 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:			
	▪ 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	
	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	

St Martins Submission

Site ref: STM014		Site Name: Land west of Colliery rd		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM015 (part of STM033/10)		Site Name: Land at Church Farm		
	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	
	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	

St Martins Submission

Site ref: STM015 (part of STM033/10)		Site Name: Land at Church Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM016		Site Name: Land North of Rhos-y-Ilan Farm		
	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	
	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	

St Martins Submission

Site ref: STM016		Site Name: Land North of Rhos-y-Ilan Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM018		Site Name: Land Opposite Rhos-y-Ilan Farm		
	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:			Site within 480m of an 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	-/+	-	
	▪ 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	
	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	

St Martins Submission

Site ref: STM018		Site Name: Land Opposite Rhos-y-Ilan Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM019		Site Name: Land at Greenfields Farm		
	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	
	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	

St Martins Submission

Site ref: STM019		Site Name: Land at Greenfields Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM020		Site Name: Land at The Paddocks Ellesmere 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:			
	▪ 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	
	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	

St Martins Submission

Site ref: STM020		Site Name: Land at The Paddocks Ellesmere Rd		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Section of site in Wiggington Wood, ancient & semi natural woodland.
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	Whole site in buffer for historic landfill Mount Bradford Farm.
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM022		Site Name: Rhoswaendeg Farm		
	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	
	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	

St Martins Submission

Site ref: STM022		Site Name: Rhoswaendeg Farm		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM023		Site Name: Land West of Cottage 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	
	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	

St Martins Submission

Site ref: STM023		Site Name: Land West of Cottage Lane		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM024		Site Name: Land SE of Cottage 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:			Only the very westernmost edge is within 480m of a local park or garden.
	▪ 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	
	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	

St Martins Submission

Site ref: STM024		Site Name: Land SE of Cottage Lane		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM025		Site Name: St Martins Playing Field		
	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:			The site is a playing field.
	▪ 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	
	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	

St Martins Submission

Site ref: STM025		Site Name: St Martins Playing Field		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM026		Site Name: Land to the rear of The Cross Keys		
	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	
	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	

St Martins Submission

Site ref: STM026		Site Name: Land to the rear of The Cross Keys		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM027		Site Name: Land East of the Paddocks Ellesmere 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:			
	▪ 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	
	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	

St Martins Submission

Site ref: STM027		Site Name: Land East of the Paddocks Ellesmere Rd		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Southern section of in Wiggington Wood buffer, ancient and semi-natural woodland.
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	Historic landfill Mount Bradford Farm
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM029		Site Name: Land at Rhos-y-Ilan Farm		
	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	
	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	

St Martins Submission

Site ref: STM029		Site Name: Land at Rhos-y-Ilan Farm		
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	+	There are two small (less than 1ha) areas of land which were infilled between 1840 and 1890

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM030		Site Name: Land to the north of Ifton Heath		
	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	
	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	

St Martins Submission

Site ref: STM030		Site Name: Land to the north of Ifton Heath		
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM031		Site Name: Land north of Mount Bradford 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	-/+	+	Over 50% in the buffer.
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:			Under 50% in the 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	-/+	-	
	▪ 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	
	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	

St Martins Submission

Site ref: STM031		Site Name: Land north of Mount Bradford Lane		
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	Historic landfill Mount Bradford Farm
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	

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM033/10		Site Name: Land at Church Farm		
	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	-/+	+	Over 50% in buffer
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	
	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	

St Martins Submission

Site ref: STM033/10		Site Name: Land at Church Farm		
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	+	There is a small (less than 1ha) area of land within the site which was infilled between 1840 and 1897

St Martins Submission

Site Assessment: Stage 2a

Settlement: St Martins

Site ref: STM034/11		Site Name: Land at The Flash		
	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	-/+	+	Southern end maybe access problems
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 a small slither southern section of site maybe access problems for an 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	-/+	-	
	▪ 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	
	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	

St Martins Submission

Site ref: STM034/11		Site Name: Land at The Flash		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

St Martins Submission

Housing Sites Assessment: Stage 2b

Site Ref:STM003	Site Name: Land south of the Firs, Ellesmere Road
Size (ha)	0.24
Indicative capacity	7
General location	North-East of village centre, South of Ellesmere Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Garden land / grazing
Topography	Mostly level
Adjoining land uses and boundary features	Residential (N), agriculture (S)
Local highway capacity/ constraints	Vehicular access is acceptable and pedestrian and cycle access could be made so if development were to take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This site forms part of sites OWSM4-149 and OWSM4-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records site OWSM4-149 as having a medium to low landscape sensitivity. It is described as being “visible in filtered views from a Public Right of Way to the east at a distance. Otherwise the site is generally not widely visible due to trees and hedgerows in fields to the south. Its existing use as a dwelling means that it is not sensitive.” The Report goes on to say that “The site has high capacity for housing as it is already in this use.</p> <p>Site OWSM4-155 has a medium landscape sensitivity. It is described as being “generally enclosed by rising landform a little distance to the east, settlement to the north and by a series of trees and hedgerows to the south and west. The site appears to be a remnant of the strip field pattern which was once common in the area before the significant settlement expansion and field rationalisation and therefore has some value reflecting this once intimate and attractive landscape. However, the site is not widely visible and any housing on it would have limited impact on the wider landscape although having no southern boundary means that the development would have an unsatisfactory raw edge.” The Report considers that the site has a medium capacity for housing: “providing the style of the housing reflects the vernacular and the mature trees and hedgerows are retained and a strong new hedge and tree boundary was established to the south. In landscape terms, ideally, the site should remain in the current use conserving the small-scale residual landscape character of the area.</p>
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a

St Martins Submission

Site Ref:STM003	Site Name: Land south of the Firs, Ellesmere Road
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, an amenity green space and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other three amenities and facilities, agricultural land

St Martins Submission

quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that, whilst there is medium landscape capacity for housing development, the site has a high risk of groundwater flooding and that trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM004	Site Name: Land at Bower Farm
Size (ha)	1.87
Indicative capacity	56
General location	North of village centre, West of Colliery road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Coal
Current use	Grazing
Topography	Falling to NW
Adjoining land uses and boundary features	Retail (S); Residential (SE); Recreation (SW); Agriculture (N)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM3-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a high to medium landscape sensitivity. It is described as being “The site is not visible from the wider landscape but does share a function with adjoining sites to the north east and north west. Given its location on the B5069 at its junction with Colliery Road and the proximity of commercial activity, this site relates far more to the urban environment than to the farming landscape.”</p> <p>The Report goes on to state that the area has a high/medium capacity for housing: “due to its location near a settlement hub and lack of visibility within the wider landscape. It could be developed as part of a wider development including site OWSM6-155 (STM014 Land to the west of Colliery Road) to the north or independently, perhaps as a site for sheltered housing, in which the existing Public Rights of Way could be retained and enhanced. Should development of site OWSM6-155 not be considered appropriate, then it would be preferable to develop only the southern and eastern fields, retaining the north western field and the associated PROWs as part of the farmed landscape.</p>
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Close to village centre facilities
Other constraints	PROW's cross the site
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village centre, but less well located with respect to sewerage network and revised primary school site than some alternative sites.

St Martins Submission

Other relevant information	n/a
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

More detailed assessment in Stage 2b assessment highlights the fact that, whilst there is high/medium landscape capacity for housing development, the site has a medium risk of groundwater flooding and that trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes
Recommendation	
Preferred option	No – less able to help address community concerns and priorities than some alternative sites.

St Martins Submission

Site Ref:STM008	Site Name: Land west of Garden Village
Size (ha)	4.43
Indicative capacity	133
General location	This site consists of a single medium-large pasture field on the western edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture
Topography	Sloping gently to W
Adjoining land uses and boundary features	The site is bound to the east by the Garden Village geometric development, but to the north, west and east it is surrounded by open pastoral farmland.
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM1-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as having “views to the tower of the parish church, the only detractor being the edge of Garden Village.” The Report goes on to state that the area has a low capacity for housing: “by reason of its location within open countryside, outside the settlement envelope. Development here would have a significant impact on and within the wider farmed landscape and might affect the function of adjoining site OWSM14-155 (STM026 Land to the rear of the Cross Keys).
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Close to village centre amenities, subject to appropriate access
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village centre, but less well located with respect to sewerage network and revised primary school site than some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments

Heritage	The site includes an historic farmstead with listed buildings. The impact of development on the curtilage and setting would need to be considered. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development
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St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a low risk of groundwater flooding (less than 25%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site includes an historic farmstead with listed buildings. The site has low landscape capacity for housing development. Trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less consistent with community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM009	Site Name: Land north of Griffin Farm
Size (ha)	7.33
Indicative capacity	220
General location	The site consists of a series of pastures in a sloping bowl to the south-east of the settlement
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Pasture
Topography	Mostly level
Adjoining land uses and boundary features	Residential (N, W & SW), Agriculture (E)
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Similarly, pedestrian and cycle access is not currently acceptable and an alternative route would be required through adjacent streets. This may be possible should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This site forms part of OWSM 19-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The sensitivity derives from "its remnant strip field pattern to the north, the number of PROWs crossing it, the local views such as to church and its pleasant character. The Report goes on to state that the area has a medium to low capacity for housing "as it performs a valuable role as a local, well used stretch of countryside to the south of settlement with views across it to the church and the landscape beyond. Development on the higher slopes would be prominent creating a new settlement edge and potentially less visible development north and east of Greenfields Farm would remove one of the last remnant strip field patterns in the area which would be undesirable in landscape character terms. "
Planning history or designations	Outside settlement boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Close to village centre, subject to access
Other constraints	n/a
General site related benefits	Site capable of delivering additional recreation facilities for the village to address the existing under provision
Transport and Highways related benefits	n/a
Strategic fit	Well located with respect to village services. Consistent with parish council aspirations.
Other relevant information	n/a

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	A small part of the site (3%) is at risk from surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Further assessment/modelling of the watercourse would be needed to support any allocation to ascertain how much of the site is developable.

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • Whilst there was support for allocation of the site at Preferred Options stage, at Revised Preferred Options stage, the majority respondents, including the Parish Council, supported removal of this 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	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, an area of natural and semi-natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

St Martins Submission

More detailed assessment in Stage 2b assessment highlights the fact that 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. Careful attention will be needed to the impact of development on trees and hedgerows.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• The 95 additional new dwellings will only be acceptable if the capacity of the sewage system is proven to be capable of accommodating them without resulting in an exacerbation of current issues.• The 95 additional new dwellings will only be acceptable if additional recreation facilities are provided for the village to address the existing under provision and meet the needs of the new projected population.

St Martins Submission

Site Ref:STM010	Site Name: Land south of Oakfield Close
Size (ha)	1.06
Indicative capacity	32
General location	North-East of village centre, South of Ellesmere Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Most with MSA: Coal
Current use	Residential / agriculture
Topography	Mostly Flat
Adjoining land uses and boundary features	Residential (N), agriculture (S)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This includes parts of sites OWSM2-149 and OWSM2-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. OWSM2-149 is recorded as having a medium to low landscape sensitivity. It is described as being “highly enclosed and not visible from the wider landscape. As it is already used as a dwelling it has relatively low sensitivity.” The Report goes on to state that the area has a high to medium capacity for housing; “providing the positive elements of the existing house are retained.”</p> <p>OWSM2-155 is described as having a medium landscape sensitivity. The Report describes it as “appearing to be a remnant of the strip field pattern which was once common in the area before the significant settlement expansion and field rationalisation and therefore has some value reflecting this once intimate and attractive landscape. However, the site is not widely visible and any housing on it would have limited impact on the wider landscape.” The capacity of this area for housing is described as medium “providing the style of the housing reflects the vernacular and the mature trees and hedgerows are retained especially on the southern boundaries, including the oak on the eastern boundary. In landscape terms, ideally, the site should remain in the current use conserving the small-scale residual landscape character of the area”.</p>
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

St Martins Submission

Site Ref:STM010	Site Name: Land south of Oakfield Close
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site.
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary and this may require 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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there are no Flood Forum records. No parts of the site are in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site.
Environment Agency	No comments received for this site.

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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 and an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities, proximity to both an area of Ancient

St Martins Submission

Woodland and an historic landfill site (Mount Bradford Farm), and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that 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. Careful attention will be needed to the impact of development on trees and hedgerows.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM013	Site Name: Land east of Colliery Road
Size (ha)	6.98
Indicative capacity	209
General location	This site consists of five pasture fields on the north western edge of St Martins, outside the settlement envelope but adjoining a light industrial site.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Grazing
Topography	The landform is sloping, from a high point on the southern boundary down to a stream along the northern boundary, where there is a single cottage. Beyond this the landform rises to a hill which screens the site from the wider landscape, although there are views to the wider landscape to the west (Berwyn Hills) and north east.
Adjoining land uses and boundary features	Primary School (E); residential (S); Industrial estate (NW); agriculture (W)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM5-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having a medium landscape sensitivity. It is described as having “a strong hedge to the road boundary along the site's western edge but internal hedges are gappy, with some overgrown trees. Currently the site serves to separate St Martins from the industrial site.” The Report goes on to state that the area has a medium capacity for housing: “Although it lies outside the settlement envelope it relates well to the light industrial site to its north west (which may be regarded as a positive relationship) and this side of the settlement is far less sensitive visually than the south western edge, which is widely visible. The hill landform to the north is particularly helpful. With limited opportunities for housing development elsewhere in the settlement, a considered development of this site and, perhaps, the site to the west and south west (OWSM6-155 and OWSM3-155) could make a positive contribution to this settlement.”
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

St Martins Submission

Site Ref:STM013	Site Name: Land east of Colliery Road
Strategic fit	Well related to village centre, but less well located with respect to sewerage network and revised primary school site than some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	The western part of the site is close to an established industrial estate and there is the potential for noise and light nuisance from estate activities - including early morning vehicle movements. Development on this site would be acceptable but would require noise protection measures .
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

St Martins Submission

More detailed assessment in Stage 2b assessment highlights the fact that the western part of the site is close to an established industrial estate and there is the potential for noise and light nuisance from estate activities. The site has a high risk of groundwater flooding. Trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less well located and less consistent with community views than some alternative sites.
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St Martins Submission

Site Ref:STM014	Site Name: Land west of Colliery Road
Size (ha)	2.87
Indicative capacity	86
General location	This site consists of a single pasture field on gently sloping ground on the north western edge of St Martins, west of Colliery Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Sloping down to North
Adjoining land uses and boundary features	Industrial Estate (N); agriculture (E, W & S)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM6-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as having “dense hedges on its northern, western and eastern boundaries, which limit views into the site, and a new hedge along its higher, southern boundary, over which there are views of the canopy of the filling station off the B5069. To the north of the site, quite discreetly located on sloping land with woodland and a hill beyond, there is an industrial area with an electrical sub-station, car showroom/repair shop and several large sheds. The site is not visible within the wider landscape but from adjoining areas there are views over it of the Berwyn Hills to the west. .”</p> <p>The Report goes on to state that the area has a medium capacity for housing” which would be enhanced if consent were given for development of site OWSM3-155 (STM004 Land at Bower Farm to the south) and site OWSM5-155 (STM013 Land to the east of Colliery Road). The site is not visible within the wider landscape and relates to the light industrial site to the north which is currently separated from St Martins by this site and the adjoining site to the south. Although it could be held that this site contributes to the separation of St Martins from the industrial site, this is a less sensitive site than OWSM9-155 (STM029 Land at Rhos-y-Llan Farm) and OWSM10-155 (STM018 Land opposite Rhos-y-Llan Farm) to the south west and there may be a view that it is appropriate to locate housing near means of employment for the local community. Indeed, there may be a view that both housing and employment development would be appropriate.”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities.

St Martins Submission

Site Ref:STM014	Site Name: Land west of Colliery Road
Other constraints	Pylons on site
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less well related to village centre, sewerage network and revised primary school site than some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	The site is close to an established industrial estate and there is the potential for noise and light nuisance from estate activities - including early morning vehicle movements. Development on this site should be avoided.
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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

St Martins Submission

Site Assessment Summary

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

More detailed assessment in Stage 2b assessment highlights the fact that the site is close to an established industrial estate and there is the potential for noise and light nuisance from estate activities and development on this site should therefore be avoided. The site has a high risk of groundwater flooding. Trees and hedgerows will be a moderate constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – the site is less well located and less consistent with community views than some alternative sites. Proximity to the industrial site makes housing development inappropriate.
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St Martins Submission

Site Ref:STM015	Site Name: Land opposite Griffin Farm
Size (ha)	0.49
Indicative capacity	15
General location	South of village centre, south of Church Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Grazing
Topography	Rising gently to NW
Adjoining land uses and boundary features	Residential N&W; agriculture (S&E)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM7-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as being “in open countryside on the southern edge of St Martins, surrounded by pastoral farmland but with the parish church (Listed building) nearby to the north west. There is a Public Right of Way along the site’s western boundary and a penfold (Listed building) against the site’s north western boundary. There is a tin barn at the eastern end of the site”</p> <p>The Report goes on to state that the area has a medium to low capacity for housing: “as it lies in open farmed countryside outside the settlement envelope on the southern edge of the settlement. There is farmland and farm buildings to the north of Church Lane, which forms the northern boundary of this site, separating this site from the settlement, and the rationale for proposing this site is that there is recent development to the west, opposite the parish church. This latter development has some merit in being a continuation of the south-west thrust of development of the settlement, whereas development of this site would be extending beyond the south eastern extent of the settlement at this southern edge, where there is a large arc of farmland to the north east”</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

St Martins Submission

Site Ref:STM015	Site Name: Land opposite Griffin Farm
Strategic fit	Less well related to village centre, sewerage network and revised primary school site than some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a minor constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, an amenity greenspace and a children's play area, landscape sensitivity (which is low) and flood risk. It is negative for access to the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a medium to low capacity for housing. The site has a medium risk of groundwater flooding.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM016	Site Name: Land north of Rhos-y-Llan Farm
Size (ha)	3.19
Indicative capacity	96
General location	This site consists of pastoral farmland on the south-western edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Both fields are flattish to gently sloping, forming a local skyline when viewed from the east but with long views to the edge of the Berwyn Hills from the south.
Adjoining land uses and boundary features	One field is bound to east and west by development (farm buildings and small-scale housing) and part of another field lies in open countryside.
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM8-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as “forming a local skyline when viewed from the east but with long views to the edge of the Berwyn Hills from the south. This view is of value from within the settlement, linking it to the wider landscape, while the northern field is quite clearly part of this wider farmed landscape and has a dense holly hedge along its eastern edge.”</p> <p>The Report goes on to state that the area has a medium to low capacity for housing: “it would be preferable to maintain the site’s function as part of the wider landscape if possible; should development need to be further considered on this site at some stage, then development of the southern field would be preferable, as this is already bordered to east and west by development and has a southern frontage onto the B5069. Development of the northern part of the field should not be permitted as the proposed boundary is notional only and is not defensible and because the site is clearly part of the wider farmed landscape outside the settlement envelope.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

St Martins Submission

Site Ref:STM016	Site Name: Land north of Rhos-y-Llan Farm
Strategic fit	Less well related to village centre, sewerage network and revised primary school site than some alternative sites.
Other relevant information	n/a
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be moderate constraint to development
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding. However, there has been one report of flooding to the Flood Forum.
Drainage: Surface water flooding	Around 7% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a low risk of groundwater flooding (less than 25%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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

greenspace, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that around 7% of the site is susceptible to surface water flooding and there has been one report of flooding to the Flood Forum. The site has a medium to low capacity for housing.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM018	Site Name: Land opposite Rhos-y-Llan Farm
Size (ha)	2.58
Indicative capacity	77
General location	This site consists of part of a medium-large field on the south western edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	The site slopes from its north eastern corner down to the south west, with a small, very local, ridgeline towards the eastern and southern boundaries when viewed from the B5069.
Adjoining land uses and boundary features	St Martins residential (E); Rhyn Park School (W); Farm (N); agriculture (S)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM10-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as having a “notional site boundary as the field extends southwards well beyond the settlement envelope and this site and the adjacent OWSM9-155 (and OWSM8-155) are of visual and physical significance in maintaining the separation of St Martins and Moors Bank, both locally and within the wider landscape, especially when viewed from the south west.</p> <p>The Report goes on to state that the area has a low capacity for housing: “as it is highly visible both locally and within the wider landscape and serves to prevent the coalescence of St Martins and Moors Bank. The site boundary is notional, as the field extends southwards well beyond the settlement envelope, is therefore not easily defensible and sets a precedent for potential development of the remainder of the field.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.

St Martins Submission

Other relevant information	n/a
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a low risk of groundwater flooding (less than 25%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, an amenity greenspace, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor. More detailed assessment in Stage 2b assessment highlights the fact that the site has a low capacity for housing: "as it is highly visible both locally and within the wider landscape and serves to prevent the coalescence of St Martins and Moors Bank. Trees and hedgerows will be a moderate constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – low landscape capacity and site is less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM019	Site Name: Land at Greenfields Farm
Size (ha)	1.08
Indicative capacity	32
General location	The site consists of a series of pastures in a sloping bowl to the south of the settlement, west of Laburnam Close
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Pasture
Topography	Relatively level
Adjoining land uses and boundary features	Residential (N, E & W); agriculture (S)
Local highway capacity/ constraints	Vehicular access is acceptable. Cycle and pedestrian access could be made acceptable should development take place but will need to take account of and development on sites STM009 (Land north of Griffin Farm) and STM022 (Rhoswaendeg Farm)
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This site forms part of OWSM 19-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The sensitivity derives from “its remnant strip field pattern to the north, the number of PROWs crossing it, the local views such as to church and its pleasant character. The Report goes on to state that the area has a medium to low capacity for housing “as it performs a valuable role as a local, well used stretch of countryside to the south of settlement with views across it to the church and the landscape beyond. Development on the higher slopes would be prominent creating a new settlement edge and potentially less visible development north and east of Greenfields Farm would remove one of the last remnant strip field patterns in the area which would be undesirable in landscape character terms. “
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.
Other relevant information	n/a

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	Around 10% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a medium to low capacity for housing. Trees and hedgerows will be a limiting constraint to development on this site. Around 10% of the site is susceptible to surface water flooding and the site has a medium risk of groundwater flooding.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM020	Site Name: Land at The Paddocks, Ellesmere Road
Size (ha)	0.85
Indicative capacity	25
General location	The site comprises a modern dwelling and gently sloping pasture of permanent grassland on the eastern edge of the village south of the B5069 Ellesmere Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Garden land / grazing
Topography	Mostly level
Adjoining land uses and boundary features	The site is generally enclosed by rising landform to the east, settlement to the north and by a series of trees and hedgerows to the south.
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Cycle and pedestrian access could be made acceptable by the addition of a footway, should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This site forms part of sites OWSM11-149 and 11-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the OWSM11-149 having a medium to low landscape sensitivity. It is described as being “not widely visible and any housing on it would have limited impact on the wider landscape” The Report goes on to state that it has a high/medium capacity for housing: “providing the style of the housing reflects the vernacular and retains the strong hedgerow and tree cover to the east.</p> <p>Site OWSM11-155 is described as having medium landscape sensitivity, “appearing to be a remnant of the strip field pattern which was once common in the area before the significant settlement expansion and field rationalisation and therefore has some value reflecting this once intimate and attractive landscape. However, the site is not widely visible and any housing on it would have limited impact on the wider landscape.” The capacity for housing is described as medium “providing the style of the housing reflects the vernacular and retains the hedgerow and tree cover to the south and east. In landscape terms, ideally, the site should remain in the current use conserving the small scale residual landscape character of the area”</p>
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a

St Martins Submission

Site Ref:STM020	Site Name: Land at The Paddocks, Ellesmere Road
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Further assessment/modelling of the watercourse would be needed to support any allocation to ascertain how much of the site is developable.

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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

St Martins Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that 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. The site has a high risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM022	Site Name: Rhoswaendeg Farm
Size (ha)	0.50
Indicative capacity	15
General location	The site consists of a series of pastures in a sloping bowl to the south of the settlement
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Pasture
Topography	Mostly level
Adjoining land uses and boundary features	Agriculture (promoted land)
Local highway capacity/ constraints	Vehicular access depends on sites STM009 (Land north of Griffin Farm) and STM019 (Land at Greenfields Farm) being developed. Cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This site forms part of OWSM 19-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The sensitivity derives from "its remnant strip field pattern to the north, the number of PROWs crossing it, the local views such as to church and its pleasant character. The Report goes on to state that the area has a medium to low capacity for housing "as it performs a valuable role as a local, well used stretch of countryside to the south of settlement with views across it to the church and the landscape beyond. Development on the higher slopes would be prominent creating a new settlement edge and potentially less visible development north and east of Greenfields Farm would remove one of the last remnant strip field patterns in the area which would be undesirable in landscape character terms.
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.
Other relevant information	n/a

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a significant constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, four of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural and semi natural green space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a medium to low capacity for housing. The site has a medium risk of groundwater flooding. Trees and hedgerows will be a significant constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites
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St Martins Submission

Site Ref:STM023	Site Name: Land west of Cottage Lane
Size (ha)	
Indicative capacity	
General location	The site consists of a series of pastures in a sloping bowl to the south of the settlement
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Pasture
Topography	The site slopes more steeply to the north
Adjoining land uses and boundary features	Residential (N); agricultural (promoted land)
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place. The site also has the potential to connect with STM009 (Land north of Griffin Farm) to provide permeability for the village
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This site forms part of OWSM 19-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The sensitivity derives from "its remnant strip field pattern to the north, the number of PROWs crossing it, the local views such as to church and its pleasant character. The Report goes on to state that the area has a medium to low capacity for housing "as it performs a valuable role as a local, well used stretch of countryside to the south of settlement with views across it to the church and the landscape beyond. Development on the higher slopes would be prominent creating a new settlement edge and potentially less visible development north and east of Greenfields Farm would remove one of the last remnant strip field patterns in the area which would be undesirable in landscape character terms.
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.
Other relevant information	n/a

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary and this may require 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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there are no Flood Forum records. No parts of the site are in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that there is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. The site has a medium to low capacity for housing. The site has a medium risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development.

St Martins Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites
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St Martins Submission

Site Ref:STM024	Site Name: Land SE of Cottage Lane
Size (ha)	2.76
Indicative capacity	83
General location	The site consists of the major part of a sloping pasture and part of an adjacent field on the south eastern edge of the settlement.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	Pasture
Topography	Rising gently to SE
Adjoining land uses and boundary features	Residential (N&W); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM12-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The sensitivity of the site “derives from its locally exposed position and the intrinsically positive character of the fields.” The Report goes on to state that the area has a low capacity for housing : “due to its character of rising pastoral land exposed to view from adjacent lanes, Public Rights of Way and seat on the edge of the settlement “
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services and facilities, but than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.
Other relevant information	n/a
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ Reptiles
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary and this may require 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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there are no Flood Forum records. No parts of the site are in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	Around 2% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, three out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space, a young peoples' recreational facility and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that there is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. The site has only a low capacity for housing. The site has a medium risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM025	Site Name: St Martins Playing Field
Size (ha)	1.22
Indicative capacity	37
General location	This site consists of a single field used for recreational purposes as a sports field. It lies on the western side of St Martins, accessed from Overton Road (B5069) and concealed from views within the settlement by the Garden Village development, Stan's Superstore and the petrol filling station.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Playing Field
Topography	level
Adjoining land uses and boundary features	Retail (E); residential (S); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Footway improvements may be required. Similarly, cycle and pedestrian access could be made acceptable should development take place. Development on the site has the potential to provide wider benefits if linked to site STM004 (Land at Bower Farm)
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM13-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium to low landscape sensitivity. Views are described as "glimpsed through the hedge at the northern edge of Garden Village and from houses along this northern edge. The site can be seen from Clarkes Lane through gateways in the hedgerows along this lane, but these views are also of the garage and superstore." The Report goes on to state that the area has a medium capacity for housing "only if one condition can be met: the provision of alternative Public Open Space within the settlement. If this can be achieved, then housing on this site is likely to be an improvement of the urban edge of this side of the settlement, helping to conceal and filter the negative views of the filling station and the rear of the superstore. "
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.

St Martins Submission

Site Ref:STM025	Site Name: St Martins Playing Field
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access an area of natural or semi natural open space and agricultural land quality. The assessment also shows (negatively) that that the site comprises an outdoor sports facility. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

St Martins Submission

More detailed assessment in Stage 2b assessment highlights the fact that there is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. The site has only a low capacity for housing. The site has a medium risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	No – recreation and public open space is already under provided and this would be exacerbated by the loss of this existing provision in a central and accessible location.

Recommendation

Preferred option	No
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St Martins Submission

Site Ref:STM026	Site Name: Land to the rear of The Cross Keys
Size (ha)	2.9
Indicative capacity	87
General location	This site consists of part of a medium-large pasture field on the western edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Pasture
Topography	Sloping gently to W
Adjoining land uses and boundary features	To east and west the site boundaries are undefined; to the south there is housing development and to the north a well-treed hedgerow separates it from the wider farmed landscape, which is here clearly visible around this edge of the settlement
Local highway capacity/ constraints	More information is needed about the proposed access point but cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM14-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as being “clearly part of the wider farmed landscape” The Report goes on to state that the area has a medium to low capacity for housing as “development here would mark an extension of the settlement into the wider landscape.”
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities subject to access.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Less able to help address community concerns and priorities than some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<ul style="list-style-type: none"> ▪ Bats ▪ Reptiles
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding, although one instance of flooding was reported to the Flood Forum.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a low risk of groundwater flooding (less than 25%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	The site includes a Veteran Oak tree at grid reference SJ 3198 3644. Care should be taken to avoid damage to this tree and its root zone in any development.
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, an area of natural or semi natural open space and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has medium to low capacity for housing. Whilst the site is not at risk from watercourse flooding, one instance of flooding was reported to the Flood Forum. Trees and hedgerows will be a moderate constraint to development and the site includes a Veteran Oak tree which requires protection.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM027	Site Name: Land east of The Paddocks, Ellesmere Road
Size (ha)	0.35
Indicative capacity	10
General location	The site is part of a small L-shaped paddock of permanent grassland located on the eastern edge of the village adjacent to the B5069 Ellesmere Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Permanent grassland
Topography	Mostly level
Adjoining land uses and boundary features	Enclosed by farmhouse to north and by a strong outgrown mature hedgerow with trees to the west and a low-cut hedge with trees to the south and east. A new suburban style access with red brick walls has been implemented recently. There are a few remnant trees on the southern edge of the site.
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Footway improvements may be required. Similarly, cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This site includes OWSM15-149 and OWSM14-148 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. Both sites have medium landscape sensitivity and area described as being “a remnant of the strip field pattern which was once common in the area before the significant settlement expansion and field rationalisation and therefore has some value reflecting this once intimate and attractive landscape and providing a gap on the settlement edge between properties including the typical farmhouse on the edge of the village to the east.” The Report goes on to state that the area has a high/medium capacity for housing “providing the style of the housing reflects the vernacular and retains the strong hedgerow and tree cover to the west and the low-cut hedges and trees on other boundaries”.
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; Extended Phase 1 Bats Great Crested Newts Reptiles
Trees	Trees and hedgerows will be a limiting constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary and this may require 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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there are no Flood Forum records. No parts of the site are in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	Further assessment/modelling of the watercourse would be needed to support any allocation to ascertain how much of the site is developable.
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, all five amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor. More detailed assessment in Stage 2b assessment highlights the fact that there is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. The site has a high risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM029	Site Name: Land at Rhos-y-Llan Farm
Size (ha)	3.87
Indicative capacity	116
General location	This site consists of a single field in pastoral cultivation between St Martins and Moors Bank. It is adjacent to the B5069, to a Listed building (Rhos-y-Llan Farm), and to Rhyn Park School.
Brownfield or Greenfield	Part brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Farm buildings and agricultural land
Topography	The field slopes gently down from east to west but its northern boundary, part of a small hill, forms the local skyline from the B5069.
Adjoining land uses and boundary features	Rhyn Park School (W); residential (E); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	<p>This is site OWSM9-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. It is described as being “part of the wider farmed landscape and here helps, with the adjacent site OWSM10-155, to maintain the separation between St Martins and Moors Bank “</p> <p>The Report goes on to state that the area has a medium to low capacity for housing:” as it serves to maintain the separation of two settlements.”</p>
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, including proposed amalgamated school site
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well located with respect to village services. Consistent with parish council aspirations.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments

Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a low risk of groundwater flooding (less than 25%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
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"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • Subsequent consultation at Revised Preferred Options stage indicated that a clear majority, including the Parish Council, support allocation of this 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	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and public open space, landscape sensitivity (which is low), flood risk and previous land use. Development of the site will significantly improve access to Public Open Space. The site is assessed as negative for impacts on agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that trees and hedgerows will be a moderate constraint to development. Landscape capacity issues must be viewed in light of the proposed school amalgamation on adjacent land.

St Martins Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• The 95 additional new dwellings will only be acceptable if the capacity of the sewage system is proven to be capable of accommodating them without resulting in an exacerbation of current issues.• The 95 additional new dwellings will only be acceptable if additional recreation facilities are provided for the village to address the existing under provision and meet the needs of the new projected population.

St Martins Submission

Site Ref:STM030	Site Name: Land north of Ifton Heath
Size (ha)	4.19
Indicative capacity	126
General location	This site consists of a single medium pasture field on the northern edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	agriculture
Topography	The site is slightly sloping up towards the settlement
Adjoining land uses and boundary features	It is bound to east and west by roads, that to the west being much busier (B5069) but with a tall dense hedge along it. To the south there is housing development along School Lane, with the primary school near the south western edge of the site. The curving eastern/north eastern boundary has dispersed housing of a semi-rural character along it on the opposite side of the lane.
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM16-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity. The local topography “dictates that there are no significant long distance views from or into the site.”The Report goes on to state that the area has a medium capacity for housing “despite its location on the northern edge of the settlement. It is surrounded by roads, with dense hedges along them (which should be retained by condition if possible) and is close to the local primary school. Housing extends along the eastern boundary as far as the northern edge, and is of a semi-rural rather than wholly rural character, so that although development here would be apparently outside the settlement envelope, this is an arguable position; development here would have far less visual impact than development on the edge of other quadrants of the settlement.
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services and facilities, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant	n/a

St Martins Submission

Site Ref:STM030	Site Name: Land north of Ifton Heath
information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	Around 2% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site
Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a high risk of groundwater flooding. Trees and hedgerows will be a moderate constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction contrary to community advice and not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM031	Site Name: Land north of Mount Bradford Lane
Size (ha)	5.54
Indicative capacity	166
General location	This site consists of a single large arable field on the north-west edge of St Martins.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	agriculture
Topography	The site is a pasture rising from west to east where the boundary lies on the top of a low ridge.
Adjoining land uses and boundary features	Cut hedges are located on each boundary with a few mature hedge oaks in places. The settlement edge and a lane lie to the south with some linear rural dwellings on the lane to the west. A Public Right of Way runs along the eastern boundary linking the settlement with the wider countryside which has views in from the north.
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	This is site OWSM17-155 in the Oswestry Landscape Sensitivity and Capacity Mapping Report. This records the site as having medium landscape sensitivity due to its "openness and location on a low ridge to the east" The Report goes on to state that the area has a medium to low capacity for housing "due to its open character, with the eastern and northern boundaries being potentially most exposed to local views. Development on the whole site would extend the settlement significantly to the north in views from the east and the site is overlooked by rural properties to the north."
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services and facilities than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a moderate constraint to development on this site
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities, agricultural land quality and proximity to an historic landfill site (Mount Bradford Farm). All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a medium to low capacity for housing. The site has a high risk of groundwater flooding. Trees and hedgerows will be a moderate constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – strategic growth in this direction would be contrary to community advice and would not be as well related to village centre services as some alternative sites.
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St Martins Submission

Site Ref:STM033/10	Site Name: Land at Church Farm
Size (ha)	13.11
Indicative capacity	393
General location	South of village centre, south of Church Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Coal
Current use	agriculture
Topography	Mostly flat
Adjoining land uses and boundary features	Residential (N); agriculture
Local highway capacity/ constraints	Vehicular access is not currently acceptable but could easily be made so if development were to take place. Footway improvements may be required. Similarly, cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Mapping Report does not cover this site, but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services and facilities than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Environmental Health	No comments received for this site
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 need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, and no reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not susceptible to surface water flooding
Drainage: Groundwater flooding	The site has a medium risk of groundwater flooding (between 25% and 50%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	This is a large site and a Flood Risk Assessment would be needed before development could commence. Further assessment/modelling of the watercourse would also be needed to support any allocation to ascertain how much of the site is developable.

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, an amenity green space and a children's play area, landscape sensitivity (which is low), flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that 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. The site has a medium risk of groundwater flooding.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – less able to help address community concerns and priorities than some alternative sites.
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St Martins Submission

Site Ref:STM034/11	Site Name: Land at The Flash
Size (ha)	0.83
Indicative capacity	25
General location	North of St Martins, separated from the current built area by agricultural land (promoted)
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Coal
Current use	agriculture
Topography	Level
Adjoining land uses and boundary features	Residential (NE); agriculture
Local highway capacity/ constraints	Vehicular access is acceptable and cycle and pedestrian access could be made acceptable should development take place.
Other critical infrastructure constraints¹	Upgrade sewerage infrastructure
Inherent landscape character²	The Oswestry Landscape Sensitivity and Capacity Mapping Report does not cover this site, but the Stage 2a assessment records it as having a low landscape sensitivity
Planning history or designations	Outside Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services and facilities than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Contrary to community advice regarding preferred direction of growth. Not as well related to village centre services as some alternative sites.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
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
Trees	Trees and hedgerows will be a limiting constraint to development on this site

St Martins Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	More than 40% of the total site area is at risk of surface water flooding
Drainage: Groundwater flooding	The site has a high risk of groundwater flooding (between 50% and 75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS and there are unlikely to be concerns over groundwater pollution
Countryside	No comments received for this site
Environment Agency	No comments received for this site

Community consultation response	<ul style="list-style-type: none"> • Significant concerns about the impact of new development on existing problems with the sewerage network in the north and east of the village; • Proposed re-location of Primary School to a shared site with Rhyn Park will influence the most appropriate strategic direction for growth; • Sites should be capable of making on site provision to help address the existing shortfall in recreation space in an accessible location. • 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, the primary school, an amenity green space, landscape sensitivity (which is low) and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that the site has a high risk of groundwater flooding. Trees and hedgerows will be a limiting constraint to development on this site.

Conclusion

Potential windfall site	n/a
Realistic site	No – divorced from current settlement boundary and some distance from village centre services.

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.