

Weston Rhyn: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Weston Rhyn and Rhoswel

| Site Ref | Site Name | Stage 2 | Comments |
|----------|--|---------|---|
| WRN001 | Land off High Street | Yes | |
| WRN002 | Land adj. The Croft | No | Too small |
| WRN003 | The Vicarage, Vicarage Lane | No | Too small |
| WRN004 | Land between Brooklands and The Rise | Yes | |
| WRN005 | Land off Trehowell Lane | Yes | |
| WRN006 | Land south of Vicarage Lane | Yes | |
| WRN007 | Land south of School Playing Field | No | Not promoted |
| WRN008 | Land to rear of Earlishaw, High Street | Yes | |
| WRN009 | Land at Field View, Old Chirk Road | No | Too small |
| WRN010 | Land south of Brookfields and Aspen Grange | Yes | |
| WRN011 | Land west of Preesgweene Hall | No | Not promoted |
| WRN012 | Land at Preesgweene Railway Crossing | Yes | |
| WRN013 | Land East of Birchwood House | No | Not promoted |
| WRN014 | Land rear of Glen Deg | Yes | |
| WRN015 | Land rear of former DM & Oakley Premises | Yes | |
| WRN016 | Land at the Sawmills | Yes | |
| WRN017 | Land at Moreton Hall School | No | Not well related to settlements |
| WRN018 | Land south of Mount View, Preesgweene | Yes | |
| WRN019 | Land rear of Station House | Yes | |
| WRN020 | Land at The Firs Rhoswel | No | Too small |
| WRN021 | Land north of Rhoswel | Yes | |
| WRN022 | Land west of Berllan Close | No | Too small |
| WRN023 | Land at Anvic House | No | Too small and already gained permission |
| WRN024 | Land at Moreton house | No | Too small and already gained outline permission |
| WRN025 | Land at Silverdale | Yes | |

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN001 | | Site Name: Land off High Street | |
|------------------|--|---------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 3.81ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN002 | | Site Name: Land adj. The Croft | |
|------------------|--|--------------------------------|------------------------------------|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.11ha |
| 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 | Wholly within 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 | N | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN003 | | Site Name: The Vicarage, Vicarage Lane | |
|------------------|--|--|------------------------------------|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.19ha |
| 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 | Wholly within 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 | N | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN004 | | Site Name: Land between Brooklands and The Rise | |
|------------------|--|---|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.78ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | N | |
| 3 | Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster. | N | Small part of site is within 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN005 | | Site Name: Land off Trehowell Lane | |
|------------------|--|------------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 4.15ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN006 | | Site Name: Land south of Vicarage Lane | |
|------------------|--|--|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 2.14ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN007 | | Site Name: Land south of School Playing Field | |
|------------------|--|---|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 1.46ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | Y | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN008 | | Site Name: Land to rear of Earlshaw, High Street | |
|------------------|--|--|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.27ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN009 | | Site Name: Land at Field View, Old Chirk Road | |
|------------------|--|---|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.10ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN010 | | Site Name: Land south of Brookfields and Aspen Grange | |
|------------------|--|---|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 2.94ha |
| 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 adjacent to development boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN011 | | Site Name: Land west of Preesgweene Hall | |
|------------------|--|--|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 1.27ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | N | |
| 3 | Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster. | N | Small part of site is within 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 | Y | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN012 | | Site Name: Land at Preesgweene Railway Crossing | |
|------------------|--|---|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.25ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | 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 | Contiguous with a site which is directly adjacent to current development boundary. |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN013 | | Site Name: Land East of Birchwood House | |
|------------------|--|---|------------------------------------|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.25ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | 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 | Partial within settlement boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | Y | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN014 | | Site Name: Land rear of Glen Deg | |
|------------------|--|----------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.81ha |
| 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 | Directly adjacent to settlement boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN015 | | Site Name: Land rear of former DM & Oakley Premises | |
|------------------|--|---|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.58ha |
| 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 | Directly adjacent to settlement boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN016 | | Site Name: Land at the Sawmills | |
|------------------|--|---------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 2.86ha |
| 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 | Majority of site is directly adjacent to settlement boundary, with small part within 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN017 | | Site Name: Land at Moreton Hall School | |
|------------------|--|--|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 2.57ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | N | |
| 3 | Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster. | Y | The site is not well related to the existing development. |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

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

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN018 | | Site Name: Land south of Mount View, Preesgweene | |
|------------------|--|--|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.32ha |
| 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 | Directly adjacent to Weston Rhyn 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN019 | | Site Name: Land rear of Station House | |
|------------------|--|---------------------------------------|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 0.23ha |
| 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 | Half of the site is within 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN020 | | Site Name: Land at The Firs Rhoswiel | |
|------------------|--|--------------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.03ha |
| 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 | Directly adjacent to settlement boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: Do Not Progress to Stage 2 assessment- too small.

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN021 | | Site Name: Land north of Rhoswiel | |
|------------------|--|-----------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 22.87ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | N | |
| 3 | Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster. | N | Small part of site within 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN022 | | Site Name: Land west of Berllan Close | |
|------------------|--|---------------------------------------|--|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.12ha |
| 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 | Directly adjacent to the 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 | N | |

Recommendation: Do Not Progress to Stage 2 assessment- too small.

Weston Rhyn: Submission

Stage 1 Site Assessment: Rhoswiel

| Site ref: WRN023 | | Site Name: Land at Anvic House | |
|------------------|--|--------------------------------|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.06ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | Y | Permission granted for Bungalow (OS/07/15325) |
| 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 | Directly adjacent to settlement boundary |
| 4 | Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable | N | |
| 5 | Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable | N | |
| 6 | Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable | N | |
| 7 | Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable | N | |
| 8 | Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable | N | |
| 9 | Site not currently promoted | N | |

Recommendation: Do Not Progress to Stage 2 assessment- too small and already developed.

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN024 | | Site Name: Land at Moreton house | |
|------------------|--|----------------------------------|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | Y | 0.06ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | Y | Outline permission granted- single dwelling (12/04014/OUT) |
| 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 | Contiguous with a site which is directly adjacent to 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 | N | |

Recommendation: Do not progress to Stage 2 assessment- too small and outline permission already granted.

Weston Rhyn: Submission

Stage 1 Site Assessment: Weston Rhyn

| Site ref: WRN025 | | Site Name: Land at Silverdale | |
|------------------|--|-------------------------------|---|
| No. | Criteria | Y/N | Comments |
| 1 | Site less than 0.2 ha in size | N | 1.65ha |
| 2 | Site developed, or under construction or permission has been granted but not yet implemented | N | |
| 3 | Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster. | N | Small part of site is within 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 | N | |

Recommendation: *Progress to Stage 2 assessment.*

Weston Rhyn: Submission

Note for Stage 1 assessment:

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
 - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
 - ii) SAMDev Issues and Options responses
 - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
 - iv) Shropshire Council's Employment Land Review

Weston Rhyn: Submission

Housing Sites Assessment: Stage 2a

| Site ref: WRN001 | | Site Name: Land off High Street | | |
|------------------|--|---------------------------------|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | + | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a children's play area | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN001 | | Site Name: Land off High Street | | |
|------------------|---|---------------------------------|---|--|
| | 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 | - | Within SAC buffer zone (northern part of site) |
| 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 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN004 | | Site Name: Land between Brooklands and The Rise | | |
|------------------|--|---|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | + | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | + | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN004 | | Site Name: Land between Brooklands and The Rise | | |
|------------------|---|---|---|---------|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | 0 | |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | 0 | |
| 8 | Tree Preservation Order (either single or group) within the site boundary | -/0 | 0 | |
| 9 | Site wholly or partly within an Air Quality Management Area ⁵ | -/0 | 0 | |
| 10 | Part of the site is within Flood Zone 3 | - | + | |
| | All or part of the site is within Flood Zone 2 | 0 | | |
| | Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3 | + | | |
| 11 | Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile) | -/0 | - | Grade 3 |
| 12a | Site wholly or partly on a current or previous landfill site | - -/0 | 0 | |
| 12b | Site within 250m of a current or previous landfill site or would displace an existing waste management operation | -/0 | 0 | |
| 13 | Site wholly or partly within an area with a previous industrial or potentially contaminative use | +/0 | 0 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN005 | | Site Name: Land off Trehowell 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 young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN005 | | Site Name: Land off Trehowell Lane | | |
|------------------|---|------------------------------------|---|-------------------------------|
| | 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 | - | Partly within SAC buffer zone |
| 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 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN006 | | Site Name: Land south of Vicarage 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 young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN006 | | Site Name: Land south of Vicarage Lane | | |
|------------------|---|--|---|---------|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | 0 | |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | 0 | |
| 8 | Tree Preservation Order (either single or group) within the site boundary | -/0 | 0 | |
| 9 | Site wholly or partly within an Air Quality Management Area ⁵ | -/0 | 0 | |
| 10 | Part of the site is within Flood Zone 3 | - | + | |
| | All or part of the site is within Flood Zone 2 | 0 | | |
| | Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3 | + | | |
| 11 | Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile) | -/0 | - | Grade 3 |
| 12a | Site wholly or partly on a current or previous landfill site | - -/0 | 0 | |
| 12b | Site within 250m of a current or previous landfill site or would displace an existing waste management operation | -/0 | 0 | |
| 13 | Site wholly or partly within an area with a previous industrial or potentially contaminative use | +/0 | 0 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN008 | | Site Name: Land to rear of Earlishaw, High Street | | |
|------------------|--|---|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | + | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN008 | | Site Name: Land to rear of Earlishaw, High Street | | |
|------------------|---|---|---|----------------------------------|
| | 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 | - | Fully within SAC buffer zone |
| 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 | + | Previous infill site, 1840- 1897 |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN010 | | Site Name: Land south of Brookfields and Aspen Grange | | |
|------------------|--|---|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | + | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN010 | | Site Name: Land south of Brookfields and Aspen Grange | | |
|------------------|---|---|---|----------------------------------|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | 0 | |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | 0 | |
| 8 | Tree Preservation Order (either single or group) within the site boundary | -/0 | 0 | |
| 9 | Site wholly or partly within an Air Quality Management Area ⁵ | -/0 | 0 | |
| 10 | Part of the site is within Flood Zone 3 | - | + | |
| | All or part of the site is within Flood Zone 2 | 0 | | |
| | Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3 | + | | |
| 11 | Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile) | -/0 | - | Grade 3 |
| 12a | Site wholly or partly on a current or previous landfill site | - -/0 | 0 | |
| 12b | Site within 250m of a current or previous landfill site or would displace an existing waste management operation | -/0 | 0 | |
| 13 | Site wholly or partly within an area with a previous industrial or potentially contaminative use | +/0 | + | Previous infill site, 1840- 1897 |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiol

| Site ref: WRN012 | | Site Name: Land at Preesgweene Railway Crossing | | |
|-------------------------|--|--|-------------------|-----------------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN012 | | Site Name: Land at Preesgweene Railway Crossing | | |
|------------------|---|---|---|------------------------------------|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 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 | + | Wholly a previous industrial site. |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiel

| Site ref: WRN014 | | Site Name: Land rear of Glen Deg | | |
|-------------------------|--|---|-------------------|-----------------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN014 | | Site Name: Land rear of Glen Deg | | |
|------------------|---|----------------------------------|-----|--|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | - | Partly within SAC buffer zone |
| 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 | Within the buffer for current and previous landfill sites. |
| 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 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiel

| Site ref: WRN015 | | Site Name: Land rear of former DM & Oakley Premises | | |
|------------------|--|---|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN015 | | Site Name: Land rear of former DM & Oakley Premises | | |
|------------------|---|---|---|---|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | - | Partly within SAC buffer zone |
| 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 | Small part of site is within current landfill buffer zone |
| 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 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiol

| Site ref: WRN016 | | Site Name: Land at the Sawmills | | |
|-------------------------|--|--|-------------------|-----------------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | - | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN016 | | Site Name: Land at the Sawmills | | |
|------------------|---|---------------------------------|-----|--|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 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 | - - | Parts of site on current and previous landfill site and all of the site falls in the buffer zone for both current and previous landfill sites. |
| 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 | + | Previous industrial and infill sites |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiel

| Site ref: WRN018 | | Site Name: Land south of Mount View, Preesgweene | | |
|------------------|--|--|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | + | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN018 | | Site Name: Land south of Mount View, Preesgweene | | |
|------------------|---|--|---|-----------------------------------|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 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 | - | Partly on previous landfill site. |
| 12b | Site within 250m of a current or previous landfill site or would displace an existing waste management operation | -/0 | - | |
| 13 | Site wholly or partly within an area with a previous industrial or potentially contaminative use | +/0 | + | Previous industrial site |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN019 | | Site Name: Land rear of Station House | | |
|------------------|--|---------------------------------------|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | + | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN019 | | Site Name: Land rear of Station House | | |
|------------------|---|---------------------------------------|---|---|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World Heritage Site buffer zone- Pontcysyllte Aqueduct and Canal |
| 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 | Wholly within historic landfill buffer zone |
| 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 | |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Rhoswiol

| Site ref: WRN021 | | Site Name: Land north of Rhoswiol | | |
|------------------|--|-----------------------------------|------------|-------------------------------------|
| | 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 part of site to the north east |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | - | |
| | ▪ a children's play area | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | Moderate |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN021 | | Site Name: Land north of Rhoswel | | |
|------------------|---|----------------------------------|-----|---|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World heritage buffer zone |
| 7 | Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary | -/0 | - - | Within SAC buffer zone and partly (north eastern corner) within SSSI buffer zone. |
| 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 | Partly within current and previous landfill buffer zone |
| 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 | + | Previous industrial and infill site |

Weston Rhyn: Submission

Site Assessment: Stage 2a

Settlement: Weston Rhyn

| Site ref: WRN025 | | Site Name: Land at Silverdale | | |
|------------------|--|-------------------------------|------------|----------|
| | Criteria | SA Score | Assessment | Comments |
| 1 | Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary | -/+ | + | |
| 2 | Primary school within 480m of site boundary | -/+ | + | |
| 3a | Site wholly or partly within: | | | |
| | ▪ an allotment | -/0 | 0 | |
| | ▪ a local park or garden | -/0 | 0 | |
| | ▪ an area of natural and semi-natural open space | -/0 | 0 | |
| | ▪ an amenity green-space | -/0 | 0 | |
| | ▪ a children's play area | -/0 | 0 | |
| | ▪ a young people's recreational facility | -/0 | 0 | |
| 3b | Site more than 480m from: | | | |
| | ▪ a local park or garden | -/+ | - | |
| | ▪ an area of natural and semi-natural open space | -/+ | - | |
| | ▪ an amenity green-space | -/+ | + | |
| | ▪ a young people's recreational facility | -/+ | - | |
| 4 | Landscape sensitivity high ² | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |
| | Landscape sensitivity low | + | | |
| 5 | Scheduled Ancient Monument within 300m of site boundary | -/0 | 0 | |
| 6 | Site is wholly or partly within a World Heritage Site or a Conservation Area | - -/0 | 0 | |

Weston Rhyn: Submission

| Site ref: WRN025 | | Site Name: Land at Silverdale | | |
|------------------|---|-------------------------------|---|---|
| | Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden | -/0 | - | Within World Heritage Site buffer zone- Pontcysyllte Aqueduct and Canal |
| 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 | Wholly within historic landfill buffer zone |
| 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 | |

Weston Rhyn: Submission

Notes for Stage 2a assessment

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

Housing Sites Assessment: Stage 2b

| | |
|--|--|
| Site Ref: WRN001 | Site Name: Land off High Street |
| Size (ha) | 3.81ha |
| Indicative capacity | 95 (based on existing density of 25dph) |
| General location | The site is location to the north west of the existing settlement, off High Street. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Gentle slope |
| Adjoining land uses and boundary features | Residential development to the south and west of the site, with agricultural land to the north and east. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access acceptable (subject to design & safety criteria) |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | <p>Landscape sensitivity medium</p> <p>This site consists of three pasture fields in Weston Rhyn, towards the northern edge but with significant development to the west. To the south the site is bounded by a line of recent housing development with a raw edge, mitigated by the hedges and hedgerow trees on this site. To the west there is older housing development, with a distinctive towered former school at the road junction at the north western corner of the site. To the north there is some development, including a farm complex/light industrial unit with metal sheds, with views beyond to the tree belt which encloses almost the entirety of the northern edge of this settlement.</p> <p>Housing capacity medium</p> <p>There is medium capacity to develop some of this site without serious impact on the wider landscape. The western field is bound to the north by development and there is development along its western boundary, linking it clearly to the settlement. If a line were drawn from the eastern edge of this field due south to the boundary of the recent housing development, with development contained to the west of this line, there would be some impact on the settlement but comparatively little on the wider landscape. Such a decision would also preserve the hedgerow trees and hedge which are significant mitigators of the impact of recent housing along the southern edge of this site on the wider landscape. It would also ensure that there would be no closer views of housing development from the graveyard to the north.</p> <p>Employment capacity low</p> <p>There is low capacity for employment development of this site, by reason of its location within the settlement and its relationship to the wider landscape, where such development would be highly visible.</p> |
| Planning history or | Outside development boundary |

Weston Rhyn: Submission

| | |
|--|--|
| designations | |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is relatively close to a number of services, including; the convenience store, village hall, public house and church. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | Appropriate direction of growth |
| Other relevant information | N/A |

| | |
|--|--|
| Comments from internal consultees | |
| Heritage | No comments |
| Biodiversity | The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts A small part of the site is within the Environmental network and development could offer enhancements opportunities. |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. |
| Drainage: Surface water flooding | A very small part of the site (<1%) is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 25-50% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

| | |
|--|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole Weston Rhyn parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. Of those that expressed a preference, a small majority, including the Parish Council, preferred WRN010. The Parish Council consider WRN001 unsuitable for development due to the very narrow access with no footpath from High Street. There are also concerns about drainage and flood risk. In contrast, the Parish Council supports WRN010 (off Aspen Grange) as preferred site because it benefits from direct access through the Aspen Grange to Station Road. The area is considered by the Parish Council and other respondents to be preferable due to its proximity to village services and the adjacent recreation space. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. |
| Statutory bodies | N/A |

Weston Rhyn: Submission

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| responses to date | |
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Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, local park or garden and amenity green space and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the landscape sensitivity and housing capacity of the site is judged to be medium. The detailed capacity assessment states that the development on the western part of the site would have little impact on the wider landscape and also preserve the hedgerow trees and hedge. The 2b assessment also highlighted that the site is susceptible to groundwater flooding, however this can be mitigated through design.

Conclusion

| | |
|--------------------------------|---|
| Potential windfall site | No |
| Realistic site | Yes- a small allocation, to the western part of this larger area of land could provide an appropriate site to address the parish Council's preferred level of growth. |

Recommendation

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| Preferred option | Yes |
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Weston Rhyn: Submission

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| Site Ref: WRN004 | Site Name: Land between Brooklands and The Rise |
| Size (ha) | 0.78ha |
| Indicative capacity | 20 (based on existing density of 25dph) |
| General location | The site is located to the western edge of the settlement, off Qunita Road. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Gentle slope, but rising fairly steeply near north west corner. |
| Adjoining land uses and boundary features | Residential development to the north east and east and west of the site, with agricultural land to the north and east. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. Would require localised road widening and improved pedestrian facilities. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | <p>Landscape sensitivity medium</p> <p>This site consists of a single rectangular pasture field on the western edge of Weston Rhyn. It is in pastoral cultivation, like the surrounding fields, and is separated from the woodland on the edge of Quinta Park by a minor local road. There is one house, The Rise, to the west of the site, outside the settlement, and two houses to the east, accessed from Bronygarth Road. The site slopes gently down to the south and there is a PROW within the next field to the south, from which there are views of the site above a hedge</p> <p>Housing capacity medium/low</p> <p>This site has medium/low capacity for housing development as it is located outside the settlement envelope on its western edge in open countryside.</p> <p>Employment capacity low</p> <p>This site has low capacity for employment development due to its size and location on the settlement edge along a minor road and the proximity to housing and parkland designated ASLC.</p> |
| Planning history or designations | Outside the settlement boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | The site is relatively close to a number of services, including; the convenience store, village hall, public house and church. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant | N/A |

Weston Rhyn: Submission

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| information | |
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| Comments from internal consultees | |
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| Heritage | No comments |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles. The site is adjacent to the Environmental network and development could offer enhancements opportunities. |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. |
| Drainage: Surface water flooding | Around 4% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

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| Community consultation response | 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, local park or garden and an amenity green space, landscape sensitivity (which is low) and flood risk. 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 fair.

The Stage 2b assessment highlights that the site has medium/low capacity for housing development as it is located outside the settlement envelope on its western edge in open countryside. It also highlights that the site is susceptible to groundwater flooding, however this can be mitigated through design.

Conclusion

| | |
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| Potential windfall site | No |
| Realistic site | Yes- depending on detailed landscape impact assessment |

Recommendation

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| Preferred option | No - development of alternative sites would provide a more logical extension of village |
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Weston Rhyn: Submission

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|--|--|
| Site Ref: WRN005 | Site Name: Land off Trehowell Lane |
| Size (ha) | 4.15ha |
| Indicative capacity | 103 (based on existing density of 25dph) |
| General location | The site is located to the north of the settlement. It is split into two areas, separated by Trehowell Lane. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Gentle slope |
| Adjoining land uses and boundary features | Residential development to the south and east of the site, with an individual dwelling to the north. Agricultural land to the north and east. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. Would require localised road widening/ junction improvement and improve pedestrian facilities/links. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | <p>Landscape sensitivity medium</p> <p>This site consists of three pasture fields in Weston Rhyn, towards the northern edge but with significant development to the west. To the south the site is bounded by a line of recent housing development with a raw edge, mitigated by the hedges and hedgerow trees on this site. To the west there is older housing development, with a distinctive towered former school at the road junction at the north western corner of the site. To the north there is some development, including a farm complex/light industrial unit with metal sheds, with views beyond to the tree belt which encloses almost the entirety of the northern edge of this settlement.</p> <p>Housing capacity medium</p> <p>There is medium capacity to develop some of this site without serious impact on the wider landscape. The western field is bound to the north by development and there is development along its western boundary, linking it clearly to the settlement. If a line were drawn from the eastern edge of this field due south to the boundary of the recent housing development, with development contained to the west of this line, there would be some impact on the settlement but comparatively little on the wider landscape. Such a decision would also preserve the hedgerow trees and hedge which are significant mitigators of the impact of recent housing along the southern edge of this site on the wider landscape. It would also ensure that there would be no closer views of housing development from the graveyard to the north.</p> <p>Employment capacity low</p> <p>There is low capacity for employment development of this site, by reason of its location within the settlement and its relationship to the wider landscape, where such development would be highly visible.</p> |
| Planning history or | Outside of development boundary |

Weston Rhyn: Submission

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| designations | |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is centrally located in the settlement and as such is fairly well related to all the services and facilities contain therein. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | Appropriate direction of growth. |
| Other relevant information | N/A |

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| Comments from internal consultees | |
| Heritage | No comments |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles The site is within the Environmental network and development could offer enhancements opportunities. |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |
| 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 | A very small part of the site (<1%) is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

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| Community consultation response | 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 an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the landscape sensitivity and housing capacity of the site is judged to be medium. The detailed capacity assessment states that the development on the western part of the site would have little impact on the wider landscape and also preserve the hedgerow trees and hedge. It also highlights that the site is susceptible to groundwater flooding, however this can be mitigated through design.

Weston Rhyn: Submission

Conclusion

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| Potential windfall site | No |
| Realistic site | Yes- part of the site would be appropriate, depending on a detailed landscape assessment |

Recommendation

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| Preferred option | No |
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Weston Rhyn: Submission

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| Site Ref: WRN006 | Site Name: Land south of Vicarage Lane |
| Size (ha) | 2.14ha |
| Indicative capacity | 103 (based on existing density of 25dph) |
| General location | The site is located to the south of the settlement off Vicarage Lane. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential development to the north and north west of the site, with agricultural land to the east, south and west. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. Would require localised road widening and improved pedestrian facilities/links. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside of development boundary |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is relatively close to a number of services, including; the convenience store, village hall, public house and church. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | This direction of growth would extend the settlement to the south, against the current trend of growth. |
| Other relevant information | N/A |

| Comments from internal consultees | |
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| Heritage | No comments |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Great Crested Newts |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been one report of flooding to the Flood Forum and one historical flood event. |
| Drainage: Surface water flooding | Around 1% of the site is susceptible to surface water flooding. |
| Drainage: | 75% of the site is susceptible to groundwater flooding |

Weston Rhyn: Submission

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| Groundwater flooding | |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

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| Community consultation response | 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 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 fair.

The Stage 2b assessment highlights that the site is partial susceptible to groundwater flooding, however this can be mitigated through design. There are no known constraints in respect to heritage, biodiversity, trees, and highways. It is noted that development of the site would extend the settlement to the south against the current settlement form and therefore development could have wider landscape impacts.

Conclusion

| | |
|--------------------------------|------------------------------------|
| Potential windfall site | No |
| Realistic site | Yes- depending on landscape impact |

Recommendation

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| Preferred option | No-development of alternative sites would provide a more logical extension of village. |
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Weston Rhyn: Submission

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| Site Ref: WRN008 | Site Name: Land to rear of Earlishaw, High Street |
| Size (ha) | 0.27ha |
| Indicative capacity | 6 (based on existing density of 25dph) |
| General location | The site is located on the northern edge of the settlement, off High Street. |
| Brownfield or Greenfield | Brownfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential development to the west of the site, with agricultural land to the north, east and south. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. Would require enhancement of pedestrian facilities/links to and from the site. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside of development boundary |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is located off the high street and is relatively close to a number of services, including; the convenience store, village hall, public house and church. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | This direction of growth would extend the settlement to the south, against the current trend of growth. |
| Other relevant information | N/A |

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| Comments from internal consultees | |
| Heritage | No comments |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts The site is within the Environmental network and development could offer enhancements opportunities. |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |

Weston Rhyn: Submission

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| 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 | 25-50% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

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| Community consultation response | 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, a local park or garden, amenity green space, flood risk and potential for land remediation of previous contaminative use. It is negative for access to the primary school, the other three amenities and facilities, proximity to SAC and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that the site is partial susceptible to groundwater flooding, however this can be mitigated through design. There are no known constraints in respect to heritage, biodiversity, trees, and highways.

Conclusion

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| Potential windfall site | No- could extend existing boundary to accommodate site |
| Realistic site | Yes |

Recommendation

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|-------------------------|----|
| Preferred option | No |
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Weston Rhyn: Submission

| | |
|--|---|
| Site Ref: WRN010 | Site Name: Land south of Brookfields and Aspen Grange |
| Size (ha) | 2.94ha |
| Indicative capacity | 73 (based on existing density of 25dph) |
| General location | The site is located the south of the settlement off Aspen Grange. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential development to the north of the site, with agricultural land to the east and south and a recreational ground to the south west. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access via Aspen Grange is not currently acceptable, however this could be easily achievable based on development scale. Potential access link through WRN007. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | <p>Landscape sensitivity medium</p> <p>The site is a low lying pasture on the southern edge of the settlement with the recreation ground to the west. The eastern part of the site lies within the 100 year floodplain of the small watercourse on the site. This is separated from the area to the west by a small bank/bund. There are a few mature trees on the eastern and southern boundaries and the southern boundary is an outgrown, thin hedge through which the settlement edge can be seen [in winter]. Other boundaries are low cut hedges which allow views towards the site and settlement edge. The site is overlooked by the adjacent housing and by users of the recreation ground and nearby PROW with longer views available from this direction. The road to the south has views across the site but the lane to the east has no apparent views due to landform. The floodplain area is sensitive and the site clearly extends south of the settlement beyond other development with only limited screening vegetation.</p> <p>Housing capacity medium/low</p> <p>The site has limited, preferably no, capacity for housing as it would impinge on a floodplain and it would clearly extend the settlement south of its existing line with no screening to the south west and a thin boundary to the south. Incremental development in this location may not serve the goal of achieving positive overall settlement character.</p> <p>Employment capacity low</p> <p>The site has no capacity for employment use as it would impinge on a floodplain and it would clearly extend the settlement south of its existing line with no screening to the south west and a thin boundary to the south. It would also be located adjacent to and overlooked by housing and accessed through housing.</p> |

Weston Rhyn: Submission

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| Planning history or designations | Outside of development boundary |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is close to the primary school and recreational facilities. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | This direction of growth would extend the settlement to the south, against the current trend of growth. |
| Other relevant information | N/A |

| Comments from internal consultees | |
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| Heritage | Site c50m north of a possible prehistoric enclosure - archaeological assessment and possibly evaluation necessary prior to submission. |
| Biodiversity | The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats The site has potential for environmental network enhancement. |
| Trees | No significant tree or hedgerow constraints. |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been one historical flood event. |
| Drainage: Surface water flooding | Around 34% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |
| 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. |

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| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. Two potential sites were identified and the majority, including the Parish Council, preferred this site because it benefits from direct access and is closer to village services and the adjacent recreation space. 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 |

Weston Rhyn: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and potential for land remediation of previous contaminative use. 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 good.

The Stage 2b assessment highlights that the housing capacity of the site is judged to be medium/low, due to impingement on the floodplain and lack of screening. The site is well located to the services and facilities in the settlement and access can be made acceptable via Aspen Grange. The 2b assessment also highlighted that the site is susceptible to surface and groundwater flooding; however this can be mitigated through design.

Conclusion

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|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | Yes- a small allocation within this larger area of land could provide an appropriate site to address the parish Council's preferred level of growth. The landscape impact to the south of the site will need to be carefully considered. |

Recommendation

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| Preferred option | Yes |
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Weston Rhyn: Submission

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| Site Ref: WRN012 | Site Name: Land at Preesgweene Railway Crossing |
| Size (ha) | 0.25ha |
| Indicative capacity | 4 (based on existing density of 18dph) |
| General location | The site is located to the west of the main settlement and north of Station Road, which is the main arterial road through the village. |
| Brownfield or Greenfield | Brownfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Industrial |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential development to the south east and south west of the site, with industrial site to the north and the railway line running along the west boundary. The boundaries of the site comprise hedgerow, individual trees and fencing. |
| Local highway capacity/ constraints | Access may be challenging next to level crossing, would require a detailed assessment of proposed access. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |
| Other constraints | Railway line runs alongside western boundary and industrial uses to the north, which could create noise issues. |
| General site related benefits | N/A |
| Strategic fit | Redevelopment of brownfield site is supported. |
| Other relevant information | N/A |

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| Comments from internal consultees | |
| Heritage | Site located on former colliery site |
| Biodiversity | <p>There are no known protected species on site. However the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles. <p>The site is adjacent to the Environmental network and development could offer enhancements opportunities, particularly on the west boundary, where a buffer zone would be required.</p> |

Weston Rhyn: Submission

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| Trees | Trees & hedgerows will be a minor constraint. |
| Public Protection | No comments |
| 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 | The site is not susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

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|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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, flood risk and potential for land remediation of previous contaminative use. It is negative for access to primary school, all five amenities and facilities, proximity to a World Heritage site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has significant highway constraints, due to the location of the level crossing, and a detailed assessment would be required in order to establish if development would be acceptable. The assessment also highlights that consideration of trees, hedgerows and the environmental network would be required. The site is also susceptible to groundwater flooding, however this can be mitigated through design.

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | No- further detailed assessment of highway access would be required, due to the location of the level crossing. Consideration of environmental constraints would also be required. |

Recommendation

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|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Weston Rhyn: Submission

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|--|--|
| Site Ref: WRN014 | Site Name: Land rear of Glen Deg |
| Size (ha) | 0.81ha |
| Indicative capacity | 14 (based on existing density of 18dph) |
| General location | The site is located directly to the north of the main settlement, behind an existing residential frontage on Station Road. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Gentle slope |
| Adjoining land uses and boundary features | Residential development to the south and east, with agricultural land to the north and west. The boundaries of the site comprise hedgerow and trees. |
| Local highway capacity/ constraints | No suitable access on site, would therefore have to have access via WRN013. Contributions to local highway improvements would also be necessary. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | <p>Landscape sensitivity medium</p> <p>This site consists of a single pasture field in Rhoswel (Weston Rhyn) in a small area between the railway and the Llangollen Canal on the northern edge of this linear settlement. There is a pronounced knoll on the northern part of the site although generally the landform slopes gently down towards the canal, beyond housing. There is a single farmhouse along a track to the north and to the east and south of the site there is recent housing development.</p> <p>Housing capacity high/medium</p> <p>This site has high/medium capacity for housing development as it is well screened from all directions partly by settlement, with reasonable access. There are filtered views into the site from the PROW to the north, but there are no views to the canal. However, housing/building on the knoll should be avoided as this would be potentially prominent.</p> <p>Employment capacity low</p> <p>This site has low capacity for employment development due to the relatively small scale of the site, the proximity of recent housing development, limited access and the site's location on the northern edge of the settlement.</p> |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |

Weston Rhyn: Submission

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|--------------------------------------|------------------------------------|
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | Would create backland development. |
| Other relevant information | N/A |

| Comments from internal consultees | |
|--|--|
| Heritage | Within World Heritage Site Buffer Zone. |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles. A small section of the site is within the Environmental network and development could offer enhancements opportunities. |
| Trees | No significant tree or hedgerow constraints |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been one report of flooding to the Flood Forum and two historical flooding events. |
| Drainage: Surface water flooding | The site is not susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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 flood risk. It is negative for access to the primary school, all five amenities and facilities, proximity to a World Heritage site and SAC, agricultural land quality and location within a current and historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has high/medium capacity for housing development as it is well screened. However it also highlights significant highway constraints, as there is no suitable access through the site and therefore development would require access from another site. The site is also susceptible to groundwater flooding, however this can be mitigated through design.

Weston Rhyn: Submission

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | No- would require further information about possible access to site and agreement of the parties involved. |

Recommendation

| | |
|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Weston Rhyn: Submission

| | |
|--|--|
| Site Ref: WRN015 | Site Name: Land rear of former DM & Oakley Premises |
| Size (ha) | 0.58ha |
| Indicative capacity | 10 (based on existing density of 18dph) |
| General location | The site is located directly to the north east of the main settlement, behind existing residential developments of Holy Grove and Wharf Cottages. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | N/A |
| Topography | Gentle slope |
| Adjoining land uses and boundary features | Residential development to the south, with agricultural land to the north and west and the canal running along the sites eastern boundary. The boundaries of the site comprise hedgerow and trees. |
| Local highway capacity/ constraints | No suitable access on site, would therefore have to have access via WRN013. Contributions to local highway improvements would also be necessary. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | N/A |

| | |
|--|--|
| Comments from internal consultees | |
| Heritage | Within World Heritage Site Buffer Zone and adjacent to Llangollen canal |
| Biodiversity | <p>There are no known protected species on site. However the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Water Voles ▪ Otter <p>The eastern boundary of the site is within the environmental network and boundaries should be buffered and enhanced.</p> |
| Trees | Trees and hedgerows will be a limiting (moderate) constraint. |

Weston Rhyn: Submission

| | |
|---|---|
| Public Protection | No comments |
| 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 | Less than 1% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community Consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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 flood risk. It is negative for access to the primary school, all five amenities and facilities, proximity to a World Heritage site and SAC, agricultural land quality and location within a current landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights significant highway constraints, as there is no suitable access through the site and therefore development would require access from another site. The site is also susceptible to groundwater flooding, however this can be mitigated through design. Consideration of the impact of development on trees, hedgerow and the environmental network would be necessary.

Conclusion

| | |
|--------------------------------|---|
| Potential windfall site | No |
| Realistic site | No- would require further information about possible access to site and agreement of all parties. |

Recommendation

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|-------------------------|----|
| Preferred option | No |
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Weston Rhyn: Submission

| | |
|--|--|
| Site Ref: WRN016 | Site Name: Land at the Sawmills |
| Size (ha) | 2.86ha |
| Indicative capacity | 51 (based on existing density of 18dph) |
| General location | The site is located to the south east of the main settlement, |
| Brownfield or Greenfield | Brownfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Industrial |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential development to the south, with agricultural land to the north and west and the canal running along the sites eastern boundary. The boundaries of the site comprise hedgerow and trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | Initial preliminary assessments on ecology, drainage and highways have been submitted by the land promoters. |

| | |
|--|--|
| Comments from internal consultees | |
| Heritage | Site adjacent to Llangollen canal |
| Biodiversity | <p>The following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Water voles ▪ Reptiles <p>The site is within the catchment of the Environmental network and could offer enhancements opportunities. Retention of the green corridor through site is required.</p> |
| Trees | Trees and hedgerows will be a limiting (moderate) constraint. |
| Public Protection | No comments |

Weston Rhyn: Submission

| | |
|---|--|
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been two historical records of flooding. |
| Drainage: Surface water flooding | Around 8% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |
| 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 | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. Whilst the Parish Council support the allocation of this brownfield site there are a range of concerns from the local community regarding the scale of development proposed and the potential for adverse impacts on the adjacent canal. 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, flood risk and potential for land remediation, which was previously used for industry. It is negative for access to the primary school, all five amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within a current and historic landfill site and buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that access for the site can be made acceptable via Station Road. The assessment also highlighted that the site is susceptible to groundwater flooding; however this can be mitigated through design. Carefully consideration of the impact for the Llangollen canal and existing green corridor will be required.

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | Yes- a small allocation within this larger area of land could provide an appropriate site to address the parish Council's preferred level of growth. |

Recommendation

| | |
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| Preferred option | Yes |
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Weston Rhyn: Submission

| | |
|--|--|
| Site Ref: WRN018 | Site Name: Land south of Mount View, Preesgweene |
| Size (ha) | 0.32ha |
| Indicative capacity | 5 (based on existing density of 18dph) |
| General location | The site is located to the western edge of the settlement, off station road and adjacent to the railway. |
| Brownfield or Greenfield | Brownfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Industrial |
| Topography | Flat |
| Adjoining land uses and boundary features | Residential and industrial development to the north, individual dwelling to the east and the railway along the sites western boundary. The boundaries of the site comprise hedgerow and trees. |
| Local highway capacity/ constraints | Access may be challenging next to level crossing, would require more detailed assessment of access. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |
| Other constraints | Railway line runs alongside western boundary |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | N/A |

| Comments from internal consultees | |
|--|---|
| Heritage | Site located adjacent to former colliery site |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats The site is adjacent to the environmental network and development could offer enhancements opportunities. The trees should also be retained on site. |
| Trees | Trees & hedgerows will be a minor constraint. |
| Public Protection | No comments |

Weston Rhyn: Submission

| | |
|---|---|
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been one report of flooding on the flood forum. |
| Drainage: Surface water flooding | The site is not susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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, flood risk and the potential for land remediation. It is negative for access to all five amenities and facilities, proximity to a World Heritage site, agricultural land quality and location on a historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has significant highway constraints, due to the location of the level crossing, and a detailed assessment would be required in order to establish if development would be acceptable. The assessment also highlights that the impact to the former colliery site and trees and hedgerow located on site will need to be considered.

Conclusion

| | |
|--------------------------------|---|
| Potential windfall site | No |
| Realistic site | No- further detailed assessment of highway access would be required, due to the location of the level crossing. |

Recommendation

| | |
|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Weston Rhyn: Submission

| | |
|--|--|
| Site Ref: WRN019 | Site Name: Land rear of Station House |
| Size (ha) | 0.23ha |
| Indicative capacity | 5 (based on existing density of 25dph) |
| General location | The site is located the east of the settlement off Station Road. |
| Brownfield or Greenfield | Brownfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Industrial |
| Topography | Relatively flat |
| Adjoining land uses and boundary features | Residential development to the north and west of the site, with agricultural land to the south and the railway to the east. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access may be challenging next to level crossing, would require improvements to current access to make it acceptable. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside of development boundary |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is well related to the primary school. |
| Other constraints | Railway line runs alongside western boundary |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | N/A |

| Comments from internal consultees | |
|--|--|
| Heritage | Site located adjacent to former colliery site |
| Biodiversity | The site consists of a Braodleaved wood, and is within the environmental network. Consider not taking forward. |
| Trees | Trees and hedgerows will be a significant constraint |
| Public Protection | No comments |
| 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 37% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability | This site is suitable for infiltration or attenuation SUDS depending on site |

Weston Rhyn: Submission

| | |
|--------------------|------------------|
| for SUDS | characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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 and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has significant constraints in relation to highways, heritage, biodiversity and trees. In terms of the sites location, it is located to the east of the settlement and development of the site could lead to a further coalescence of the settlements of Weston Rhyn and Rhoswel.

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | No- significant highways and environment constraints |

Recommendation

| | |
|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Weston Rhyn: Submission

| | |
|--|---|
| Site Ref: WRN021 | Site Name: Land north of Rhoswiel |
| Size (ha) | 22.87ha |
| Indicative capacity | 571 (based on existing density of 18dph) |
| General location | The site is located to the north of the settlement, off station road. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Gentle slope |
| Adjoining land uses and boundary features | Residential and industrial development to the east, residential development to the south and agricultural land to the north and west. The boundaries of the site comprise hedgerow and trees. |
| Local highway capacity/ constraints | Access may be challenging next to level crossing, would require more detailed assessment of access. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside the development boundary |
| Land ownership, land agreements and delivery statements | Promoted by landowner |
| Access to services/employment areas | |
| Other constraints | Railway line runs alongside western boundary |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | N/A |

| Comments from internal consultees | |
|--|---|
| Heritage | Within World Heritage Site Buffer Zone and may affect setting of Berlland Farm (Grade II LB). Includes course of former mineral railway - - archaeological assessment and possibly evaluation necessary prior to submission. |
| Biodiversity | There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts The site is within the Environmental network and development could offer enhancements opportunities. Consideration of the pond and watercourse running along eastern boundary will be required. |
| Trees | Trees & hedgerows will be a minor constraint. |
| Public Protection | No comments |

Weston Rhyn: Submission

| | |
|---|---|
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. However, there has been one report of flooding on the flood forum. |
| Drainage: Surface water flooding | The site is not susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability for SUDS | This site is suitable for infiltration or attenuation SUDS depending on site characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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, a children's play area, flood risk and the potential for land remediation. It is negative for access to the primary school, the four other amenities and facilities, proximity to a World Heritage site, SAC and SSSI, agricultural land quality and location within a historic landfill site buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has significant constraints in relation to highways; heritage and biodiversity. Careful consideration of the impact on listed buildings, world heritage site and environmental network would be required.

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | No- significant site constraints in relation to; access; heritage and the environment. |

Recommendation

| | |
|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Weston Rhyn: Submission

| | |
|--|--|
| Site Ref: WRN025 | Site Name: Land at Silverdale |
| Size (ha) | 1.65ha |
| Indicative capacity | 41 (based on existing density of 25dph) |
| General location | The site is located the east of the settlement off Station Road. |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | Within MSA |
| Current use | Grazing |
| Topography | Relatively flat |
| Adjoining land uses and boundary features | Residential development to the north of the site, with agricultural land to the east and south. The boundaries of the site comprise hedgerow and individual trees. |
| Local highway capacity/ constraints | Access not currently acceptable, however could be easily achievable based on development scale. Would require improved pedestrian facilities. |
| Other critical infrastructure constraints¹ | N/A |
| Inherent landscape character² | No site specific assessment, but highlighted as having moderate sensitivity in stage 2a |
| Planning history or designations | Outside of development boundary |
| Land ownership, land agreements and delivery statements | Promoted by Landowner |
| Access to services/employment areas | The site is well related to the primary school. |
| Other constraints | N/A |
| General site related benefits | N/A |
| Strategic fit | |
| Other relevant information | N/A |

| Comments from internal consultees | |
|--|---|
| Heritage | Site includes part of former colliery site |
| Biodiversity | The site consists of a Broadleaved wood, and is within the environmental network. |
| Trees | Trees & hedgerows will be limiting (moderate) constraint |
| Public Protection | No comments |
| Drainage: Watercourse flooding | The site is not at risk from watercourse flooding. |
| Drainage: Surface water flooding | Around 1% of the site is susceptible to surface water flooding. |
| Drainage: Groundwater flooding | 75% of the site is susceptible to groundwater flooding |
| Drainage: Suitability | This site is suitable for infiltration or attenuation SUDS depending on site |

Weston Rhyn: Submission

| | |
|--------------------|------------------|
| for SUDS | characteristics. |
| Countryside | No comments |

| | |
|---|--|
| Community consultation response | At Preferred Options stage, Weston Rhyn Parish Council advised that they would like to designate the whole parish as a Community Cluster for about 50-100 houses. Subsequent consultation at Revised Preferred Options stage indicated that a small majority, including the Parish Council, would support the allocation of a site for 25 dwellings in Weston Rhyn. 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 and flood risk. It is negative for access to the other four amenities and facilities, proximity to a World Heritage site, agricultural land quality and location within historic landfill buffer zone. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights that the site has significant environmental constraints, with the presence of a broadleaved wood on the site and its location within the environmental network. The assessment also highlighted that the site is also susceptible to surface water flooding, although this can be mitigated through design. In terms of the sites location, it is located to the east of the settlement and development of the site could lead to a further coalescence of the settlements of Weston Rhyn and Rhoswiol.

Conclusion

| | |
|--------------------------------|--|
| Potential windfall site | No |
| Realistic site | No- Environmental constraints of site could prevent development. |

Recommendation

| | |
|-------------------------|----|
| Preferred option | No |
|-------------------------|----|

Notes for Stage 2b assessment:

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.