

Weston Rhyn: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Weston Rhyn and Rhoswiell

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 Rhoswiell	No	Too small
WRN021	Land north of Rhoswiell	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: Rhoswiell

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: Rhoswiel

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: Rhoswiol

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: Rhoswiol

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: Rhoswiel

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

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

Preferred option	Yes
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Weston Rhyn: Submission

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

information	
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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 ▪ 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

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

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

Recommendation

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

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

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

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

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

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

Recommendation

Preferred option	No
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Weston Rhyn: Submission

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	
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

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	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

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

Site Ref: WRN008	Site Name: Land to rear of Earlshaw, 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

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

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

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

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

Recommendation

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

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	
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.

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

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

Preferred option	Yes
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Weston Rhyn: Submission

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

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

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

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

Preferred option	No
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Weston Rhyn: Submission

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

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
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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

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

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
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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
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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
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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
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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.