

Wem: Submission

Summary Sheet: Stage 1 Assessment: Housing Sites

Site ref	Site Name	Progress to Stage 2?	Comments
WEM001	Land at Wem Industrial Estate	No	Considered for employment use as ELR027
WEM002	Land to east of Wem Industrial Estate	No	Not well related to the town
WEM003	Land off Pyms Road	Yes	
WEM004	Land at Coed Hill	Yes	
WEM005	Land at Creamore Villa	Yes	Also considered for employment use as ELR032
WEM006	Land to the north-east of Millhouse Farm	Yes	Part promoted as WEM040. Also considered for employment use as ELR032
WEM007	Industrial Land at Soulton Road	No	Considered for employment use as ELR027
WEM008	Land west of the industrial estate	Yes	Combined with sites 11, 27,28 and 34
WEM009	Land at Aston Street	No	Site less than 0.2 ha in size
WEM010	Land at Soulton Road	No	Divorced from Wem urban area
WEM011	Land at Wem	Yes	Combined with sites 8, 27,28 and 34
WEM012	Land at Tilley	Yes	
WEM013	Land between Aston Road and Church Lane	Yes	Also considered for employment use as ELR029
WEM014/R	Land behind 18-34 Aston Road	No	Potential windfall site
WEM015/R	Land adjacent to Bridgefields	Yes	
WEM016a	Coed Hill, Aston Road	Yes	
WEM016b	Land south of Aston Road	Yes	
WEM017	Millfields. Mill Street	No	Potential windfall site. Also wholly within flood zone 3 and not promoted
WEM018	Builders Yard, New Street, opposite Park Road	No	Potential windfall site. Also not promoted
WEM019	Land behind Westlands, Summerfield Road	No	Potential windfall site
WEM020	Grove End House, 91 High Street	No	Potential windfall site and less than 0.2 ha in size
WEM021	67 Aston Street	No	Site less than 0.2 ha in size
WEM022	Former timber yard	No	Potential windfall site
WEM023	Bridgefields	No	Already developed
WEM024	Land off Whitchurch Road	No	Potential windfall site. Also considered for employment use as ELR032
WEM026	Wemsbrook	No	Site not promoted
WEM027	Land off Soulton Road (Former Nursery)	Yes	Combined with sites 8, 11, 28 and 34
WEM028	Land off Soulton Road (Opposite Cricket Ground)	Yes	Combined with sites 8, 11, 27 and 34

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Site ref	Site Name	Progress to Stage 2?	Comments
WEM029/09	Land at Maymyo, Shawbury Road, Wem	No	Too small / not well related to the town
WEM030/09	Land at Creamore, Wem	No	Not well related to the town
WEM031/09	Land to west of railway line	Yes	
WEM032/10	Land north of Ash Grove	No	Not well related to the town
WEM033	Land West of The Old Creamery, Aston Road	Yes	
WEM034	Land between Soulton Road and Railway Line	Yes	Combined with sites 8, 11, 27 and 28
WEM035	Land off Shawbury Road	No	Site not progressed to Stage 2 assessment as it is not well related to the town
WEM036	Land at Wem	No	Not well related to the development boundary and also entirely within flood zone 3
WEM038	Land off Soulton Rd, Wem	No	Site only promoted for employment use
WEM039	The Larches	No	Not well related to the town
WEM040 (see WEM006)	Land to the north-east of Millhouse Farm	Yes	Assessed as WEM006

Employment Sites:

Site ref	Site Name	Progress to Stage 2?	Comments
ELR027	Land SOUTH of Wem Industrial Estate, Soulton rd (B5065)	Y	Also promoted as WEM001 / WEM007
ELR028	Land WEST of Wem Industrial Estate, Soulton rd (B5065)	Y	Also promoted as WEM008
ELR029	Land adj. Wem Business Park, between Church Lane & Aston Rd	Y	Also promoted as WEM013
ELR030	Land adj. Aston Rd Business Park Aston Rd	Y	Also promoted as WEM033
ELR031	Land adj. Shawbury Rd (B5063)	Y	
ELR032	Land at Millhouse Farm, east of Whitchurch Road (B5476)	Y	Also promoted as WEM005 / WEM006 / WEM024

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Housing Sites:

Site ref: WEM001		Site Name: Land at Wem Industrial Estate	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Potential for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem urban area – (350m)
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is not well related to the town. Site taken considered for employment use as ELR027

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Site ref: WEM002		Site Name: Land to east of Wem Industrial Estate	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem urban area – more than 1km away
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	Approx 25% (southern part of site) within Flood Zone 3 but the remainder of the site is developable
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town

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Site ref: WEM003		Site Name: Land off Pyms Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Low Hill Rd forms an obvious development boundary to the West at present
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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Site ref: WEM004		Site Name: Land at Coed Hill	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
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	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM005		Site Name: Land at Creamore Villa	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Also identified for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Site ref: WEM006		Site Name: Land to the north-east of Millhouse Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Also identified for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Site ref: WEM007		Site Name: Industrial Land at Soulton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Potential for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem unless surrounding land becomes developed – (190m)
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is not well related to the town. Site taken considered for employment use as ELR027

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Site ref: WEM008		Site Name: Land west of the industrial estate	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Also identified for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Separated from Wem urban area by railway line. Can be accessed if combined with sites 11, 27, 28 and 34
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	Site promoted

Recommendation: Site combined with sites 8, 11, 27, 28 and 34 and progressed to Stage 2 assessment on this basis.

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Site ref: WEM009		Site Name: Land at Aston Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is too small

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Stage 1 Site Assessment: Wem

Site ref: WEM010		Site Name: Land at Soultton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem urban area – (150m)
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM011		Site Name: Land at Wem	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site combined with sites 8, 11, 27, 28 and 34
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	Site promoted

Recommendation: Site combined with sites 8, 27, 28 and 34 and progressed to Stage 2 assessment on this basis..

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM012		Site Name: Land at Tilley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to 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	Flood zone 3 may affect small part of the very north of the site but the remainder of the site is developable.
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment
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Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM013		Site Name: Land between Aston Road and Church Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Also promoted as employment land
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM014/R		Site Name: Land behind 18-34 Aston Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it could come forward via windfall process

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM015/R		Site Name: Land adjacent to Bridgefields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to 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	Southern third of the site within flood zone 3 but the remainder of the site is developable
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM016a		Site Name: Coed Hill, Aston Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM016b		Site Name: Land south of Aston Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	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	Southern quarter of the site within flood zone but the remainder of the site is developable.
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM017		Site Name: Millfields, Mill Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Within the development boundary so could be developed through the windfall process rather than the allocation process.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Wholly within flood zone 3
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it could come forward via windfall process, is wholly within flood zone 3 and is not promoted

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM018		Site Name: Builders Yard, New Street, opposite Park Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Outline permission for 14 dwellings granted 2009
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	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it could come forward via windfall process and is also not promoted.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM019		Site Name: Land behind Westlands, Summerfield Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site not progressed to Stage 2 assessment as it could come forward via windfall process

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM020		Site Name: Grove End House, 91 High Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Planning permission granted for single dwelling 2008
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	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site not progressed to Stage 2 assessment as it is too small and also could come forward via windfall process

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM021		Site Name: 67 Aston Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within 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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is too small.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM022		Site Name: Former timber yard	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Partly developed for housing (Morris Homes)
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	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it could be developed via the windfall process

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM023		Site Name: Bridgefields	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Already developed for housing
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	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is already developed

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM024		Site Name: Land off Whitchurch Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Outline permission for 40 dwellings. Also promoted for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it could be developed via the windfall process

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM026		Site Name: Wemsbrook	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to 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	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment for housing as it is not promoted.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM027		Site Name: Land off Soulton Road (Former Nursery)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site combined with sites 8, 11, 28 and 34
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	Site promoted

Recommendation: Site combined with sites 8, 11, 28 and 34 and progressed to Stage 2 assessment on this basis..

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM028		Site Name: Land off Soulton Road (Opposite Cricket Ground)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site combined with sites 8, 11, 27 and 34
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	Site promoted

Recommendation: Site combined with sites 8, 11, 27 and 34 and progressed to Stage 2 assessment on this basis.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM029/09		Site Name: Land at Maymyo, Shawbury Road, Wem	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Promoted for employment use.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem urban area
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site not progressed to Stage 2 assessment for housing as it is too small and is not well related to the town.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM030/09		Site Name: Land at Creamore, Wem	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from urban area unless site 6 developed
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town.

Wem: Submission**Stage 1 Site Assessment: Wem**

Site ref: WEM031/09		Site Name: Land to west of railway line	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary and railway line
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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM032/10		Site Name: Land north of Ash Grove	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Potential for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Wem (200m) unless surrounding land becomes developed
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	Site promoted

Recommendation: Site not progressed to Stage 2 assessment for housing as it is not well related to the town.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM033		Site Name: Land West of The Old Creamery, Aston Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Also promoted for employment use
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM034		Site Name: Land between Soulton Road and Railway Line	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site combined with sites 8, 11, 27 and 28
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	Site promoted

Recommendation: Site combined with sites 8, 11, 27 and 28 and progressed to Stage 2 assessment on this basis..

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM035		Site Name: Land off Shawbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM036		Site Name: Land at Wem	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related 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	Y	Wholly within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town and also wholly within flood zone 3.

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM038		Site Name: Land off Soulton Rd, Wem	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Considered for potential employment use
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted for employment use

Recommendation: Site not progressed to Stage 2 assessment, but considered for potential employment use

Wem: Submission

Stage 1 Site Assessment: Wem

Site ref: WEM039sd		Site Name: The Larches	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the town – separated by the railway line.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the town

Wem: Submission**Employment Sites:****Stage 1 Site Assessment: Wem**

Site ref: ELR027 (WEM001 & WEM007)		Site Name: land south of Wem Industrial Estate, Soulton rd (B5065)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Site ref: ELR028 (WEM008)		Site Name: land WEST of Wem Industrial Estate, Soulton rd (B5065)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Wem: Submission

Site ref: ELR029 (WEM013)		Site Name: Land adj. Wem Business Park, btwn Church Lane & Aston Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Site ref: ELR030 (WEM033)		Site Name: Land adj. Aston Rd Business Park, Aston Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Wem: Submission

Site ref: ELR031		Site Name: Land adj. Shawbury Rd (B5063)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Site ref: ELR032 (WEM005/006/024)		Site Name: Land at Millhouse Far, east of Whitchurch Road (B5476)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Wem: Submission

Housing Site Assessment: Stage 2a

Site ref: WEM003		Site Name: Land off Pyms Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high 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	

Wem: Submission

Site ref: WEM003		Site Name: Land off Pyms Road		
	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	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former military site

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM004		Site Name: Land at Coed Hill		
	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	

Wem: Submission

Site ref: WEM004		Site Name: Land at Coed Hill		
	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	-	+	Southern edge in Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM005		Site Name: Land at Creamore Villa		
	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	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Wem: Submission

Site ref: WEM005		Site Name: Land at Creamore Villa		
	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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM006		Site Name: Land to the north-east of Millhouse Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
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	

Wem: Submission

Site ref: WEM006		Site Name: Land to the north-east of Millhouse Farm		
	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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM008/011/027/028/034		Site Name: Land at Wem		
	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	

Wem: Submission

Site ref: WEM008/011/027/028/034		Site Name: Land at Wem		
	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	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM012		Site Name: Land at Tilley		
	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	

Wem: Submission

Site ref: WEM012		Site Name: Land at Tilley		
	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	-	+	Zone 2 immediately adjacent
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM013		Site Name: Land between Aston Road and Church 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	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Wem: Submission

Site ref: WEM013		Site Name: Land between Aston Road and Church 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	-	Single tree
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	-	Part grades 2& 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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM015/R		Site Name: Land adjacent to Bridgefields		
	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	

Wem: Submission

Site ref: WEM015/R		Site Name: Land adjacent to Bridgefields		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
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	-	-	Zone 2 & 3 affect southern 30% of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM016a		Site Name: Coed Hill, Aston Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high 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	

Wem: Submission

Site ref: WEM016a		Site Name: Coed Hill, Aston Road		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
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	-	Part 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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM016b		Site Name: Land south of Aston Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high 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	

Wem: Submission

Site ref: WEM016b		Site Name: Land south of Aston Road		
	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	Site within 300m of a Conservation Area
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	-	Single Tree
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Zone 2 & 3 affect southern 30% of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Small Part 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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM027		Site Name: Land off Soulton Road (Former Nursery)		
	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	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Wem: Submission

Site ref: WEM027		Site Name: Land off Soulton Road (Former Nursery)		
	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	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former military use

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM028		Site Name: Land off Soulton Road (Opposite Cricket Ground)		
	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	

Wem: Submission

Site ref: WEM028		Site Name: Land off Soulton Road (Opposite Cricket Ground)		
	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	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM031/09		Site Name: Land to west of railway line		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Wem: Submission

Site ref: WEM031/09		Site Name: Land to west of railway line		
	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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM033		Site Name: Land West of the Old Creamery, Aston Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high 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	

Wem: Submission

Site ref: WEM033		Site Name: Land West of the Old Creamery, Aston Road		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat 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	-/0	North eastern area on grade 3 land. Southern area of site on grade 4
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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: WEM034		Site Name: Land between Saulton Road and Railway Line		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a 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	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Wem: Submission

Site ref: WEM034		Site Name: Land between Soulton Road and Railway Line		
	▪ 300m of a Registered Park or Garden			
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	-	50% Grade 2
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	

Wem: Submission

Site Ref: WEM003	Site Name: Land off Pyms Road
Size (ha)	8.73
Indicative capacity	262
General location	North-West of Wem
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Housing (e), hotel (s), agriculture
Local highway capacity/ constraints	Requires a crossing to reach footway
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium (assessment for site NSWe9-24, which is further North and West of Lowe Hill Rd)</p> <p>The area consists of two fields on gently sloping ground of improved pasture/meadow which does not appear to be undergoing management at present. The fields are separated by a low hedge and the western boundary, though screened for the southern half by an adjacent property vegetation, has an open boundary to the north. An overgrown hedgerow lies on part of boundary to the south. Mature tree cover is sporadic. The adjacent settlement edge is a 20th-century bungalow estate. The area extends significantly further north than the existing settlement boundary and would mark a significant extension to the settlement, probably acting as precedent for potential further development to the east. The wider area has intrinsic cultural sensitivity.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner by Roger Parry

Wem: Submission

Site Ref: WEM003	Site Name: Land off Pyms Road
Access to services/employment areas	Good access to town centre services and facilities
Other constraints	Limited access to primary school , but good access to town centre and secondary school
General site related benefits	Potential to provide sheltered housing, a high proportion of affordable homes and a site for a new GP surgery
Transport and Highways related benefits	n/a
Strategic fit	Well related to Wem for housing – less impact on existing cross town traffic problems than alternative sites.
Other relevant information	Supporting information provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	N end of site contains possible remains of a 19th century brickfield of local level significance. S end of site contain earthwork remains of ridge and furrow of county level significance.
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Potential Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	0.8% in intermediate zone.
Drainage: Groundwater flooding	>= 50% <75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II*

Wem: Submission

responses to date	church; conservation area and setting.
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Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes and some types of open space, low flood risk and the potential to redevelop brownfield land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights the need for more detailed assessment of potential impacts on biodiversity and the historic environment and groundwater flooding risk. Development in this general direction is supported as part of the community consultation response. Development may provide an opportunity address some community infrastructure priorities identified in the current Place Plan for Wem.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes, good strategic location relative to alternatives, limited environmental constraints, opportunities to masterplan and phase if required.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Requires road crossing;• Potential need for mitigation for EU protected species;• Environmental Network enhancement opportunity;• Site investigations required to address groundwater flooding and potential SUDS design;• Archaeological recording and / or mitigation may be required.

Notes

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

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

Wem: Submission

Site Ref: WEM004	Site Name: Land at Coed Hill
Size (ha)	1.52
Indicative capacity	46
General location	East of Wem, south of Aston Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Housing (n & w), promoted development land (e), agriculture & river (s)
Local highway capacity/ constraints	Access is dependant upon another site being developed. Require access through 16b, 33, 16a
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>No site specific assessment, but available for adjacent site 16b:</p> <p>Landscape sensitivity medium/low</p> <p>The area consists of two small pastures with high hedges to the north, south and east and dividing the fields. There are a few hedgerow oaks in particular one on the northern boundary which is a fine specimen. Housing lies on three sides and so the area is not widely visible in the landscape. Though the area lies adjacent to a minor road approach and the Shropshire Way, it has no public access itself and does not act as an open space corridor.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing ensuring that the oak on the northern frontage is retained within an open space adequate to ensure its longevity, possibly a small 'village green' and the hedge on the southern boundary is retained.</p>
Planning history or designations	None

Wem: Submission

Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing.
Other constraints	Limited access to primary school, poor road access (Aston Rd) and rail crossing junction capacity?
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to Wem for housing – but impact on existing railway crossing and cross town traffic problems?
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	0.8% in intermediate zone
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Wem: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	No – impact on Aston Rd and railway crossing junction.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

Wem: Submission

Site Ref: WEM005	Site Name: Land at Creamore Villa
Size (ha)	0.4
Indicative capacity	12
General location	North of Wem, East of Whitchurch Road
Brownfield or Greenfield	Greenfield (redevelopment)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Residential / garden / outbuildings
Topography	Flat
Adjoining land uses and boundary features	Housing (s), promoted development land (n & e), agriculture (w)
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to schools and town centre services and facilities, but further from town centre than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related	n/a

Wem: Submission

benefits	
Strategic fit	Could represent incremental growth, but long standing planning commitments to south have remained undeveloped. Distance to amenities and impact on existing New St. junction and cross town traffic problems.
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees & buildings); GCN: major applications - pond within 250m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. Whilst the site has some potential for incremental growth to the north, long standing planning commitments to south have remained undeveloped and further development in this direction

Wem: Submission

would encroach into open countryside. The site is further from town centre amenities than some alternatives and may impact adversely on the New St. junction and existing town centre traffic problems.

Conclusion

Potential windfall site	No
Realistic site	No – distance to town centre amenities, traffic impact on existing New St junction and cross town traffic problems

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM006	Site Name: Land to the north-east of Millhouse Farm
Size (ha)	5.6 (fields 7194 & 8693: 3ha)
Indicative capacity	168 (fields 7194 & 8693: 90)
General location	North of Wem, East of Whitchurch Road, West half of site (fields 7194 & 8693) is within Wem TC parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to the north
Adjoining land uses and boundary features	Promoted development land (n & s), agriculture (e & w)
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Richard Jaboor at CMJ Architects for landowner
Access to services/employment areas	Good access to schools and town centre services and facilities, but further from town centre than some alternative sites
Other constraints	n/a
General site related benefits	Potential site for new sewage pumping station?
Transport and	n/a

Wem: Submission

Site Ref: WEM006	Site Name: Land to the north-east of Millhouse Farm
Highways related benefits	
Strategic fit	Could represent incremental growth, but long standing planning commitments to south have remained undeveloped. Distance to amenities and impact on existing New St. junction and cross town traffic problems.
Other relevant information	No supporting studies supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: major applications - pond within 250m; reptiles; Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Significant trees on site requires tree survey
Environmental Health	EASTERN PART ONLY: Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. ACCEPTABLE BUT WITH NOISE PROTECTION REQUIRED
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	6% site in More zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Saulton Road; • Land on the east side of Wem e.g. Saulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Wem: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. Additional survey work would be required to assess impacts on trees. Whilst the site has some potential for incremental growth to the north, long standing planning commitments to the south and west have remained undeveloped and further development in this direction would encroach into open countryside. The site is further from town centre amenities than some alternatives and may impact adversely on the New St. junction and existing town centre traffic problems.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – distance to town centre amenities, traffic impact on existing New St junction and cross town traffic problems
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Refs: WEM008/11/27/28/34	Site Name: Land west of the industrial estate
Size (ha)	WEM008: 8.46 WEM011: 1.66 WEM027: 0.78 WEM028: 2.34 WEM034: 3.93
Indicative capacity	WEM008: 254 WEM011: 50 WEM027: 23 WEM028: 70 WEM034: 118 TOTAL: 515
General location	East of Wem and railway line, west of Industrial Estate. In Wem Rural Parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to the north
Adjoining land uses and boundary features	Housing (s), Industrial estate (n), railway line (e), agriculture (w)
Local highway capacity/ constraints	Access acceptable. Footway bridge over railway would be ideal
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>The area is a flat pasture which separates the outlying eastern fringes of Wem from semi-rural ribbon development to the east lying on the B5065. The field has outgrown hedge on its south western boundary, a 3 m high hedge on its road boundary to the south and a fence boundary with remnant hedge to the north west. Though visible from the road and a few adjacent residents it is not widely visible in the landscape being screened from the</p>

Wem: Submission

	<p>railway to the north west by other well treed hedgerows. While intrinsically attractive its main function in planning terms is to provide a gap between the settlement to the west and the housing and ultimately the industrial estate on the former barracks to the east. Any development of this site would in time put additional pressure on the area between it and the railway line and industrial estate. While separated from the core of town by the railway line this area may be the most appropriate for long-term expansion of the settlement in landscape terms provided an overall masterplan is prepared addressing its relationship with the industrial estate, railway and improved connections across the railway.</p> <p>Housing capacity medium</p> <p>The area only has a capacity for housing providing it is considered as part of a larger expansion of the town with comprehensive master plan as discussed above. It is inappropriate as a site on its own merits as it performs a valuable role in separating the town proper from development in the landscape to the east and would only contribute to undesirable ribbon development if developed.</p> <p>Employment capacity low</p> <p>The area has no capacity for employment as it is adjacent to, and overlooked by, housing visible from the main eastern approach to the town.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Les Stephan (WEM008), Shingler Homes (WEM011), Peter Richards (WEM028), Jones Family (WEM028) and Adams Foundation (WEM034)
Access to services/employment areas	Access to town centre facilities and services limited by distance from town centre and highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	Use of CIL to help address road layout by rail crossing?
Transport and Highways related benefits	n/a
Strategic fit	Could represent phased expansion of Wem with masterplan, but potential adverse impact on existing railway crossing and cross town traffic problems?
Other relevant information	Supporting statement supplied for WEM028 by Peter Richards, recognising potential adverse impacts on level crossing. Site was considered by Wem TC on 14 September 2010

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	<p>WEM008: Protected species: Bats (trees); GCN: pond within 100m (across railway); reptiles; lots of Euro sites within 10km; Within Env. Network & potential Network enhancement opportunity;</p> <p>WEM011: Protected species: Bats (trees); GCN: pond on site; reptiles; lots of Euro sites within 10km; Partly within Env. Network & potential Network enhancement opportunity;</p> <p>WEM027: Protected species: Bats (trees); rough ground with potential for reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;</p>

Wem: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	WEM028: Protected species: Bats (trees); reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity; WEM034: Protected species: Bats (trees); GCN: pond within 100m (across railway); reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Major tree constraint require survey (8); Limited tree constraints (11, 27, 28); no tree constraints (34)
Environmental Health	WEM008 / WEM034: Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	WEM008: 5.67 % site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions (Wem TC); • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner (Wem TC); • Support for the development of land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park considered suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights potential environmental impacts from proximity to the existing industrial estate and strong local community concern about development to the east of the level

Wem: Submission

crossing in view of the existing congestion. Further assessment to address potential impacts on protected species, trees and to address groundwater flood risk would be required. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	No – exacerbation of traffic and safety impacts on railway crossing and cross town traffic contrary to community concerns.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM012	Site Name: Land at Tilley
Size (ha)	1.25
Indicative capacity	38
General location	South of Wem. In Wem TC Parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	level
Adjoining land uses and boundary features	Housing at Tilley (ne), agriculture (sw)
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>No specific assessment in sensitivity & capacity study</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Peter Fenwick (Berrys) for landowners
Access to services/employment areas	Good access to town centre services and facilities
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Wem: Submission

Strategic fit	Acceptable access. Natural small scale extension?
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	TPO on site trees on eastern corner require Tree Survey
Environmental Health	n/a
Drainage: Watercourse flooding	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.
Drainage: Surface water flooding	3.2% site in 200-year Shallow zone for surface water flooding (limited risk)
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary School and some types of open space. The site scores positively for access to bus routes and most types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights the need for further assessment to address potential impacts on protected species, trees and to address groundwater flood risk would be required. Development in this general direction is supported as part of the community consultation response.

Wem: Submission

Conclusion

Potential windfall site	No
Realistic site	Yes – natural small scale extension which helps to limit growth East of railway crossing.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Potential need for mitigation for EU protected species;• Environmental Network enhancement opportunity;• TPO on site trees on eastern corner require Tree Survey;

Notes

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

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

Wem: Submission

Site Ref: WEM013	Site Name: Land between Aston Road and Church Lane
Size (ha)	3.665
Indicative capacity	110
General location	East of Wem. North of Aston Road. Majority in Wem TC Parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	level
Adjoining land uses and boundary features	Housing (w), industrial estate and cricket ground (n), agriculture (e), promoted development land and Aston Road Business Park (s)
Local highway capacity/ constraints	Access is dependant upon another site being developed through 16b, 33, 16a
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Fieldcrest Partnership for landowners
Access to services/employment areas	Not as well related to town centre facilities and services as some alternative sites and undermined by highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	Landscape buffers proposed to employment uses to protect residential amenity;
Transport and Highways related	Potential new access route for HGV's to Church Lane or Soulton Rd (A49N)

Wem: Submission

benefits	to relieve Aston Rd and railway crossing area;
Strategic fit	Extension to east of Wem providing an opportunity mitigate existing HGV traffic problems on Aston Rd / railway crossing. However, a routing agreement would be required and enforced and car traffic would still need to cross town via High Street unless travelling north
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Single TPO
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	1.76% site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which

Wem: Submission

is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species, trees and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	No – Not well related to town centre and potential new road access would deliver limited benefit to Aston Road / railway crossing junction.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM015/R	Site Name: Land adjacent to Bridgefields
Size (ha)	2.0
Indicative capacity	60
General location	Land east of railway and south-west of Aston Road. North of the River Roden. Site is in Wem Rural PC. Land is near recently completed Harris Croft development.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Unused / grazing
Topography	Largely flat, sloping down to River in South
Adjoining land uses and boundary features	Housing (Harris Croft) between the two sites, River Roden (s), railway and town centre beyond to NW, existing residential and sewage treatment works to east.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	CA buffer
Land ownership, land agreements and delivery statements	Promoted by Concept Town Planning for landowner
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing. Alternative pedestrian access to town centre available using existing footbridge.

Wem: Submission

Other constraints	Need to buffer existing sewage treatment works to support increased capacity and continued operation as well as residential amenity for occupants of new development on adjacent land.
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	suffers from flood risk and may impact adversely on potential to upgrade to Aston Road Sewage Treatment Works.
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Both sites are within 300m of the Conservation Area. lies on edge of historic core of Wem - possible archaeological implications on far N corner of site
Biodiversity	Protected species: Bats (trees); reptiles; lots of Euro sites within 10km; Partly within Env. Network & potential Network enhancement opportunity
Trees	No tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	water course within 50m, 20% site in FZ 3a
Drainage: Surface water flooding	8.5% site in More zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Wem: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores site WEM015 negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and the fact that approximately 30% of the sites is in flood zones 2 and 3. Site WEM014 scores negatively for access to some types of open space, together with potential impacts on the Conservation Area. Both sites score positively for access to bus routes and some types of open space. Site WEM014 is within the Development boundary and site WEM015 is adjacent. Both sites are East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of these sites for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species, archaeology and surface and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	No – impact on Aston Rd and railway crossing junction. Together with potential flooding impact and need for buffer / stand-off from water treatment works

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM016a	Site Name: Coed Hill, Aston Road
Size (ha)	1.02
Indicative capacity	31
General location	East of Wem, south of Aston Road, with frontage
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Residential curtilage
Topography	Largely flat
Adjoining land uses and boundary features	Housing (n & w), promoted development land (e), agriculture (s)
Local highway capacity/constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity moderate No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Concept Town Planning on behalf of landowner
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing.
Other constraints	Limited access to primary school, rail crossing junction capacity?
General site related benefits	n/a

Wem: Submission

Site Ref: WEM016a	Site Name: Coed Hill, Aston Road
Transport and Highways related benefits	n/a
Strategic fit	Not as well related to Wem town centre as some alternative sites and potential impact on existing railway crossing and cross town traffic problems
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Partly within Env. Network & potential Network enhancement opportunity;
Trees	Adjacent boundary trees may be a design constraint
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of

Wem: Submission

open space and for low flood risk. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species, trees and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – the site is not as well related to Wem town centre as some alternative sites and could exacerbate existing traffic and safety issues at the railway crossing and cross town traffic problems.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM016b	Site Name: Land south of Aston Road
Size (ha)	2.31
Indicative capacity	69
General location	East of Wem, south of Aston Road, with frontage
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Largely flat, sloping south towards the river
Adjoining land uses and boundary features	Housing (n, e & w), sewage treatment works to SW, agriculture (s)
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium/low</p> <p>The area consists of two small pastures with high hedges to the north, south and east and dividing the fields. There are a few hedgerow oaks in particular one on the northern boundary which is a fine specimen. Housing lies on three sides and so the area is not widely visible in the landscape. Though the area lies adjacent to a minor road approach and the Shropshire Way, it has no public access itself and does not act as an open space corridor.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing ensuring that the oak on the northern frontage is retained within an open space adequate to ensure its longevity, possibly a small 'village green' and the hedge on the southern boundary is retained.</p>
Planning history or designations	None
Land ownership, land	Promoted by Richard Jaboor (CMJ Architects) on behalf of landowner

Wem: Submission

agreements and delivery statements	
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing.
Other constraints	Need to buffer existing sewage treatment works to support increased capacity and continued operation as well as residential amenity for occupants of new development on adjacent land. Limited access to primary school, rail crossing junction capacity?
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not as well related to Wem town centre as some alternative sites and potential impact on existing railway crossing and cross town traffic problems. South of site may impact adversely on potential to upgrade to Aston Road Sewage Treatment Works.
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: major applications - pond within 250m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Extensive tree cover requires Tree Survey
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m 10% site in FZ 3a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	River Roden is not modelled not likely to affect all of the site but an assessment should be undertaken to see how developable the site is.

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing
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Wem: Submission

	and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none">English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and flood risk in the southern part of the site. The site scores positively for access to bus routes and some types of open space. The site is adjacent to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species, trees and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – the site is not as well related to Wem town centre as some alternative sites and could exacerbate existing traffic and safety issues at the railway crossing and could potentially constrain the expansion and future operation of critical infrastructure in the form of the water treatment works.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM031/09	Site Name: Land to west of railway line
Size (ha)	1.71
Indicative capacity	42
General location	North of Wem, Whitchurch Road, with frontage. In Wem Rural PC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to north
Adjoining land uses and boundary features	Residential to S, Promoted land WEM006 to N and W, railway line to E,
Local highway capacity/ constraints	Access is dependant upon another site being developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity moderate No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Richard Jaboor (CMJ Architects) on behalf of landowner
Access to services/employment areas	Good access to town centre services and facilities, but further from town centre than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Wem: Submission

Site Ref: WEM031/09	Site Name: Land to west of railway line
Strategic fit	Surface water flooding risk. Site is some distance from town centre services. Access could be problematic unless sites 24 and 6 are developed first
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Within Env. Network & potential Network enhancement opportunity
Trees	Limited tree constraints
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	40% site in Intermediate zone for surface water flooding 8% site in More zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soultion Road; • Land on the east side of Wem e.g. Soultion Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, bus routes and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to some types of open space and for low flood risk. The site is adjacent to the Development boundary and the main Crewe-Cardiff railway line. Overall sustainability of the site for housing is judged to be poor.

Wem: Submission

More detailed assessment highlights potential impacts on protected species and surface and groundwater flooding risk. The site is north of the existing built area and would represent a significant encroachment into open countryside to the north of Wem unless land to the south has already been developed. The site is further from town centre amenities than some alternatives and may impact adversely on the New St. junction and existing town centre traffic problems.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – not well related to current built area, distance to town centre amenities, traffic impact on existing New St junction and cross town traffic problems
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: WEM033	Site Name: Land West of The Old Creamery, Aston Road
Size (ha)	1.08
Indicative capacity	32
General location	East of Wem, south of Aston Road, with frontage. In Wem TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to north
Adjoining land uses and boundary features	Aston Rd Business Park to East, Promoted land N and W, agriculture to S
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity moderate No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Concept Town Planning on behalf of landowner
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Wem: Submission

Strategic fit	Some distance from primary school and town centre amenities. Could exacerbate existing impact on existing rail crossing / cross town traffic problems.
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees and buildings); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Wem: Submission

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – the site is not as well related to Wem town centre as some alternative sites and could exacerbate existing traffic and safety issues at the railway crossing and cross town traffic problems.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Employment Sites Assessment: Stage 2a

Site ref: ELR027 (WEM001 & WEM007 employment site slightly larger)		Site Name: Land south of Wem Industrial Estate, Soultou Road (B5065), Wem		
	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 most westerly edge within an amenity green-space buffer.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	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	

Wem: Submission

Site ref: ELR027 (WEM001 & WEM007 employment site slightly larger)		Site Name: Land south of Wem Industrial Estate, Soultan Road (B5065), Wem		
	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	-	Small section of Grade 3 western edge rest grade 7
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Military Land

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: ELR028 (WEM008)		Site Name: Land west of Wem Industrial Estate, Soulton Road (B5065)		
	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	-/+	+	Not northern end of site
2	Primary school within 480m of site boundary	-/+	+	Only southern end of site
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Southern tip only in an area of natural and semi-natural open space and a young people's recreational facility buffer.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	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	

Wem: Submission

Site ref: ELR028 (WEM008)		Site Name: Land west of Wem Industrial Estate, Soulton Road (B5065)		
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	0	Grade 7
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Northern tip King Pin
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	+	Railways and Military Lane

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: ELR029 (WEM013)		Site Name: Land adj Wem Business Park, between Church Lane / Aston Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Wem: Submission

Site ref: ELR029 (WEM013)		Site Name: Land adj Wem Business Park, between Church Lane / Aston Road		
	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	-	Single tree
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	-	Part grades 2& 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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: ELR030		Site Name: Land adj. Aston Rd Business Park Aston Rd		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Eastern side of site not covered
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Most northerly edge within a children's play area buffer.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Wem: Submission

Site ref: ELR030		Site Name: Land adj. Aston Rd Business Park Aston Rd		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Only western tip 300m of a Conservation Area
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	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: ELR031		Site Name: Land adj Shawbury Road (B5063)		
	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	-/+	+	Eastern side of site not covered
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Most northerly edge within a children's play area buffer.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	-	Only western tip 300m of a Conservation Area

Wem: Submission

Site ref: ELR031		Site Name: Land adj Shawbury Road (B5063)		
	<ul style="list-style-type: none"> ▪ 300m of a Registered Park or Garden 			
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	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
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	

Wem: Submission

Site Assessment: Stage 2a

Settlement: Wem

Site ref: ELR032 (WEM005/6/24)		Site Name: Land at Millhouse Far, east of Whitchurch Road (B5476)		
	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	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area	-/0	0	

Wem: Submission

Site ref: ELR032 (WEM005/6/24)		Site Name: Land at Millhouse Far, east of Whitchurch Road (B5476)		
	▪ 300m of a Registered Park or Garden			
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

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

Wem: Submission

Employment Sites Assessment: Stage 2b

Site Ref: ELR027	Site Name: Land SOUTH of Wem Industrial Estate, Soulton rd (B5065)
Size (ha)	6.0
Indicative capacity	n/a
General location	East of Wem, north of Industrial Estate access. In Wem Rural Parish
Brownfield or Greenfield	Former military land
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Industrial estate, fenced / trees
Local highway capacity/ constraints	Access is dependant upon another site being developed. Requires cycle pedestrian facilities through 34, 8.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium The area consists of willow scrub woodland, pasture and overgrown fallow land with an industrial estate access running through the middle. The area is in poor condition generally. Views are possible towards the area from the B5065 with the trees forming a valuable function of partly screening the industrial estate to the north although there are views of some units which act as detractors in the semi-rural landscape.</p> <p>Housing capacity low The area has no capacity for housing as it is separate from the town and lies on the access of an industrial estate.</p> <p>Employment capacity medium The area may have some capacity for employment use in the long term provided advance native screen planting is put in place to hide existing units and to effectively screen any future development. This should be allowed to mature for at least 10 years before development is implemented.</p>
Planning history or	None

Wem: Submission

designations	
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner by Roger Parry
Access to services/employment areas	Access to town centre facilities and services limited by distance from town centre and highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to Wem for housing – context may be more suitable for employment, but this location has potential to exacerbate existing cross town HGV traffic problems.
Other relevant information	No supporting information

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Within Env. Network & potential Network enhancement opportunity;
Trees	Large trees will be design constraint
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	20% in intermediate zone
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Wem: Submission

responses to date	
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Site Refs: ELR028	Site Name: Land WEST of Wem Industrial Estate, Soulton rd (B5065)
Size (ha)	8.0
Indicative capacity	n/a
General location	East of Wem and railway line, west of Industrial Estate. In Wem Rural Parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to the north
Adjoining land uses and boundary features	Housing (s), Industrial estate (n), railway line (e), agriculture (w)
Local highway capacity/ constraints	Access acceptable. Footway bridge over railway would be ideal
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>The area is a flat pasture which separates the outlying eastern fringes of Wem from semi-rural ribbon development to the east lying on the B5065. The field has outgrown hedge on its south western boundary, a 3 m high hedge on its road boundary to the south and a fence boundary with remnant hedge to the north west. Though visible from the road and a few adjacent residents it is not widely visible in the landscape being screened from the railway to the north west by other well treed hedgerows. While intrinsically attractive its main function in planning terms is to provide a gap between the settlement to the west and the housing and ultimately the industrial estate on the former barracks to the east. Any development of this site would in time put additional pressure on the area between it and the railway line and industrial estate. While separated from the core of town by the railway line this area may be the most appropriate for long-term expansion of the settlement in landscape terms provided an overall masterplan is prepared</p>

Wem: Submission

	<p>addressing its relationship with the industrial estate, railway and improved connections across the railway.</p> <p>Housing capacity medium</p> <p>The area only has a capacity for housing providing it is considered as part of a larger expansion of the town with comprehensive master plan as discussed above. It is inappropriate as a site on its own merits as it performs a valuable role in separating the town proper from development in the landscape to the east and would only contribute to undesirable ribbon development if developed.</p> <p>Employment capacity low</p> <p>The area has no capacity for employment as it is adjacent to, and overlooked by, housing visible from the main eastern approach to the town.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted for housing
Access to services/employment areas	Access to town centre facilities and services limited by distance from town centre and highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Could represent phased expansion of Wem with masterplan, but potential adverse impact on existing railway crossing and cross town traffic problems?
Other relevant information	Recognition of potential adverse impacts on level crossing. Site was considered by Wem TC on 14 September 2010

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: pond within 100m (across railway); reptiles; lots of Euro sites within 10km; Within Env. Network & potential Network enhancement opportunity;
Trees	Major tree constraint require survey
Environmental Health	Land close to established industrial estate
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	5.67 % site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ

Wem: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions (Wem TC); • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner (Wem TC); • Support for the development of land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park considered suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores these sites negatively for access to some types of open space. Sites furthest to the north and east also score negatively for access to Primary Schools. The sites score positively for access to bus routes and most types of open space and low flood risk. Sites 8 and 11 are adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights potential environmental impacts from proximity to the existing industrial estate and strong local community concern about development to the east of the level crossing in view of the existing congestion. Further assessment to address potential impacts on protected species, trees and to address groundwater flood risk would be required. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: ELR029	Site Name: Land adj. Wem Business Park, between Church Lane & Aston Rd
Size (ha)	7.0
Indicative capacity	n/a
General location	East of Wem. North of Aston Road. Majority in Wem TC Parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	level
Adjoining land uses and boundary features	Housing (w), industrial estate and cricket ground (n), agriculture (e), promoted development land and Aston Road Business Park (s)
Local highway capacity/ constraints	Access is dependant upon another site being developed through 16b, 33, 16a
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Fieldcrest Partnership for landowners
Access to services/employment areas	Not as well related to town centre facilities and services as some alternative sites and undermined by highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	Landscape buffers proposed to employment uses to protect residential amenity;
Transport and	Potential new access route for HGV's to Church Lane or Soulton Rd (A49N)

Wem: Submission

Highways related benefits	to relieve Aston Rd and railway crossing area;
Strategic fit	Extension to east of Wem providing an opportunity mitigate existing HGV traffic problems on Aston Rd / railway crossing. However, a routing agreement would be required and enforced and car traffic would still need to cross town via High Street unless travelling north
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Single TPO
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	1.76% site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary, but is East of the railway crossing which

Wem: Submission

is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species, trees and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	No – significant road access issues

Recommendation

Preferred option	No – the site is not as well related to Wem town centre as some alternative sites and could exacerbate existing traffic and safety issues at the railway crossing and cross town traffic problems.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: ELR030	Site Name: Land adj. Aston Rd Business Park Aston Rd
Size (ha)	1.08
Indicative capacity	32
General location	East of Wem, south of Aston Road, with frontage. In Wem TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Rising to north
Adjoining land uses and boundary features	Aston Rd Business Park to East, Promoted land N and W, agriculture to S
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity moderate No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by Concept Town Planning on behalf of landowner
Access to services/employment areas	Good access to town centre facilities and services but undermined by highway and traffic issues associated with the rail crossing.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Wem: Submission

Strategic fit	Some distance from primary school and town centre amenities. Could exacerbate existing impact on existing rail crossing / cross town traffic problems.
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees and buildings); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Wem: Submission

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – the site is not as well related to Wem town centre as some alternative sites and could exacerbate existing traffic and safety issues at the railway crossing and cross town traffic problems.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: ELR031	Site Name: Land adj. Shawbury Rd (B5063)
Size (ha)	4.00
Indicative capacity	n/a
General location	East of Wem, north of Shawbury Road, with frontage. In Wem TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	grazing
Topography	Largely flat
Adjoining land uses and boundary features	agriculture / residential
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity moderate No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by CMJ on behalf of landowner
Access to services/employment areas	Good access to town centre facilities and services subject to highway and traffic issues.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Wem: Submission

Strategic fit	The strategic location of the employment allocation was intended to help limit additional cross town traffic movements by commercial vehicles relative to alternative sites;
Other relevant information	Short supporting statement supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees and buildings); GCN: ponds within 100m; reptiles; lots of Euro sites within 10km;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Water course within 50m. Additional modelling shows area south of Hough Lane to be at risk from flooding and the site has been reduced in size and the original site boundary has been altered to reflect the need to maintain safe access during a 1in100Y climate change event.
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A significant part of this site (29%) is affected by flood risk and a specific Flood Risk Assessment (based on revised modelling of the site) is required to identify the developable area within Flood Zones 1, 2 and potentially 3a given the 'less vulnerable' employment use. However, the FRA should also identify how a safe access and egress can be maintained to the site (potentially restricted to the south western corner) and whether the site boundary might be adjusted to incorporate more land with a lower flood risk.

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

Wem: Submission

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is close to the Development boundary. However, the site is East of the railway crossing which is specifically contrary to the community consultation response. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. It is difficult to see how existing adverse highway and traffic issues would not be exacerbated by further development in this part of Wem.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - the strategic location of the site will to help limit additional cross town traffic movements by commercial vehicles relative to alternative sites;
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

Wem: Submission

Site Ref: ELR032	Site Name: Land at Millhouse Farm, east of Whitchurch Road (B5476)
Size (ha)	6.0
Indicative capacity	n/a
General location	North of Wem, East of Whitchurch Road
Brownfield or Greenfield	Greenfield (redevelopment)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MCA: superficial sand and gravel
Current use	Residential / garden / outbuildings
Topography	Flat
Adjoining land uses and boundary features	Housing (s), promoted development land (n & e), agriculture (w)
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New primary school provision in Wem • Upgrade to Aston Road Sewage Treatment Works • Upgrades to sewerage infrastructure • Surface Water Management Plan • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape sensitivity medium No specific assessment in sensitivity & capacity study
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to schools and town centre services and facilities, but further from town centre than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

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Strategic fit	Could represent incremental growth, but long standing planning commitments to south have remained undeveloped. Distance to amenities and impact on existing New St. junction and cross town traffic problems.
Other relevant information	No supporting information supplied

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees & buildings); GCN: major applications - pond within 250m; reptiles; lots of Euro sites within 10km; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	At least 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development to the east of the level crossing in view of the existing congestion at this complex crossing/road junctions; • Would request development to the north of the town between Whitchurch Road and Lowe Hill Road which would avoid issues with the level crossing and Maunds Corner; • Land to the south east of the railway and north west of Soulton Road; • Land on the east side of Wem e.g. Soulton Rd / Aston Park is suitable as that traffic need not go through the town and over the railway crossing and will have a better approach to major roads.
Statutory bodies responses to date	<ul style="list-style-type: none"> • English Heritage: setting of scheduled monument and Grade II* church; conservation area and setting.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential impact on best and most versatile agricultural land. The site scores positively for access to bus routes, some types of open space and low flood risk. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment highlights potential impacts on protected species and groundwater flooding risk. Whilst the site has some potential for incremental growth to the north, long standing planning commitments to south have remained undeveloped and further development in this direction would encroach into open countryside. The site is further from town centre amenities than some

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alternatives and may impact adversely on the New St. junction and existing town centre traffic problems.

Conclusion

Potential windfall site	No
Realistic site	No – traffic impact on existing New St junction and cross town traffic problems

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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

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