

Ash Magna – Ash Parva: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Ash Magna

Site Ref	Site Name	Stage 2	Comments
ASHM001	Land at Church Lane	Yes	
ASHM002	Land at Tara	Yes	
ASHM003	Land adj to Lambert Grove	Yes	
ASHM004	Land adj. to Smithy	Yes	
ASHM005	Land behind Ash Dene	No	Too Small
ASHM006	Land opposite Ash Grove	Yes	

Summary Sheet: Stage 1 Assessment

Settlement: Ash Magna

Site Ref	Site Name	Stage 2	Comments
ASHP001	Land at Wood Farm	Yes	
ASHP002	Land west of Ash Parva	Yes	
ASHP003	Land south of Rose Barn	Yes	

Ash Magna – Ash Parva: Submission

Stage 1 Site Assessment: Ash Magna

Site ref: ASHM001		Site Name: Land at 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	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current de 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 is not promoted	N	Site promoted
Recommendation: Site progressed to Stage 2 assessment			

Site ref: ASHM002		Site Name: Land at Tara	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has	N	

Ash Magna – Ash Parva: Submission

	been granted but not yet implemented		
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current dev 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 is not promoted	N	Site promoted
Recommendation: Site progressed to Stage 2 assessment			

Site ref: ASH003		Site Name: Land adj to Lambert Grove	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.29ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is not adjacent to the development boundary, but would be connected if developed alongside ASH006sd
4	Site wholly or partly within a Special Area of Conservation,	N	

Ash Magna – Ash Parva: Submission

	a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable		
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 progressed to Stage 2 assessment			

Site ref: ASH004		Site Name: Land adj. to Smithy	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.60ha
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 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	N	

Ash Magna – Ash Parva: Submission

	Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable		
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 progressed to Stage 2 assessment			

Site ref: ASH005		Site Name: Land behind Ash Dene	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.17ha
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 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	

Ash Magna – Ash Parva: Submission

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-too small			

Site ref: ASH006		Site Name: Land opposite Ash Grove	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.25ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Ash Magna – Ash Parva: Submission

Recommendation: Site progressed to Stage 2 assessment

Ash Magna – Ash Parva: Submission

Ash Parva

Site ref: ASHP001		Site Name: Land at Wood Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	No dev boundary for village, but site is considered well related to current developed 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 is not promoted	N	Site promoted
Recommendation: Site progressed to Stage 2 assessment			

Site ref: ASHP002	Site Name: Land west of Ash Parva
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Ash Magna – Ash Parva: Submission

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	No dev boundary for village, but site is considered well related to current developed 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 is not promoted	N	Site promoted
Recommendation: Site progressed to Stage 2 assessment			

Site ref: ASHP003		Site Name: Land south of Rose Barn	
Criteria	Y/N	Comments	
Site less than 0.2 ha in size	N		
Site developed, or under construction or permission has been granted but not yet implemented	N		
Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key	N	No dev boundary for village, but site is considered well related to current developed area	

Ash Magna – Ash Parva: Submission

centre; a hub or an area covered by a cluster.		
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	
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	
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	
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	
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	
Site not promoted	N	Site promoted
Recommendation: Site progressed to Stage 2 assessment		

Note for Stage 1 assessment:

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

Ash Magna – Ash Parva: Submission

Stage 2a Assessment

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

Ash Magna – Ash Parva: Submission

Ash Magna

Site ref: ASHM001		Site Name: Land at 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	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHM001		Site Name: Land at Church lane		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within 1km of SAC and Ramsar Site (Brown Moss)
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	

Ash Magna – Ash Parva: Submission

Site ref: ASHM002		Site Name: Land at Tara		
	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	

Ash Magna – Ash Parva: Submission

Site ref: ASHM002		Site Name: Land at Tara		
	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	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/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	

Ash Magna – Ash Parva: Submission

Site ref: ASHM003sd		Site Name: Land adj. top Lambert Grove		
	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	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHM003sd		Site Name: Land adj. top Lambert Grove		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	---	Within buffer zone of SAC, Ramsar Site and partly within SSSI.
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	

Ash Magna – Ash Parva: Submission

Site ref: ASHM004sd		Site Name: Land adj. to Smithy		
	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	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHM004sd		Site Name: Land adj. to Smithy		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	--	Within buffer zone of SAC, Ramsar Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHM006sd		Site Name: Land opposite Ash Grove		
	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	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHM006sd		Site Name: Land opposite Ash Grove		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	--	Within buffer zone of SAC, Ramsar Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ash Magna – Ash Parva: Submission

Ash Parva

Site ref: ASHP001		Site Name: Land at Wood 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 young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHP001		Site Name: Land at Wood Farm		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	--	Within buffer zone of SAC, Ramsar Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHP002		Site Name: Land West of Ash Parva		
	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	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHP002		Site Name: Land West of Ash Parva		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	--	Within buffer zone of SAC, Ramsar Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHP003		Site Name: Land South of Rose Barn		
	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	Moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Ash Magna – Ash Parva: Submission

Site ref: ASHP003		Site Name: Land South of Rose Barn		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	--	Within buffer zone of SAC, Ramsar Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Stage 3 Site Assessment

Site Ref: ASHM001	Site Name: Land at Church Lane
Size (ha)	3.01
Indicative capacity	90
General location	Site is to the north of Ash Magna to the rear of properties on Church Road and directly north of the bowling club
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area
Current use	
Topography	Gently undulating
Adjoining land uses and boundary features	Bungalows and garages to the east along Church Lane; bowling green to the south; open fields to the north and west
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale. Potential to extend footway and create a pedestrian link through play area to village hall. Access off Church Lane via existing access to Magna Close; good visibility at junction; Limited on-street parking. No direct footpath to the centre of the village, but there are grass verges.
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	Site not assessed in North Shropshire Landscape Study. Site is contained by hedgerows to the north and west, and not considered to be highly sensitive.
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Single owner, no known constraints to deliverability
Access to services/employment areas	Site is approx. 450meters from Village Pub; 550 meters to village hall. As the crow flies the site is adjacent to bowling club, although a new access to the south of the site would be needed.
Other constraints	Site is large and development would need to be constrained to one part of the site.
General site related benefits	Site is located on the edge of the existing built up area on a contained site. The land parcel promoted far exceeds the requirements of the village, and therefore may leave land for defined community benefit, if appropriate.
Strategic fit	The site adjoins the Ash Magna development boundary, and would offer contiguous development.
Other relevant information	N/A

Comments from internal consultees	
Heritage	Earthwork remains of ridge and furrow present on site - will require archaeological assessment and field survey prior to any application to

Ash Magna – Ash Parva: Submission

	determine significance.
Biodiversity	Site is adjacent to Brown Moss SSSI, SAC and Ramsar consultation zone. The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is within the catchment of the Environmental network and development could offer enhancements opportunities.
Trees	Mature boundary trees and hedgerows. Trees and hedgerows will be a minor constraint.
Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	Between 25 and 50% 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	No comments for this site
Community consultation response	A community consultation vote in 2012 gave the site 3 out of 42 votes (7%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities and proximity to a Special Area of Conservation and a Ramsar site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The stage 2b assessment indicates that the access to the site could be made acceptable based upon development scale. However, given that the overall target for the settlement is around 15 dwellings, there is still uncertainty as to whether a suitable access could be achieved on this scale. The whole site is well contained by hedgerows although it is considered only part of the site would be needed to fulfil local development aspirations, and therefore further thought would need to be given to the site's natural boundaries. A number of further site assessments/investigations would be necessary given the site's location, namely: archaeological assessment, ecological assessment (and possible HRA) given the site's proximity to Brown Moss SAC; and, drainage investigation given the site's low permeability. The site does offer some potential to create a footpath through the centre of the village to the village hall/pub. Following a community consultation vote in 2012, Whitchurch Rural Parish Council did not support the inclusion of this site in the SAMDev.

Ash Magna – Ash Parva: Submission

Conclusion

The site is not considered suitable for taking forward as a preferred option because the presence of more appropriate sites and the overall lack of community support.

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHM002	Site Name: Land at Tara
Size (ha)	0.7
Indicative capacity	25
General location	Land is to extreme east of Ash Magna, on land adjoining the current development boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	N/A
Current use	Planting
Topography	Site rises gently from the road moving northwards
Adjoining land uses and boundary features	Existing dwellings/gardens directly to the west (rear of properties on Church Rd)
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	Site not included in North Shropshire Landscape Character Assessment. The site access and frontage would be prominent from Ash Road, with the land rising gently to the north from the road. Site would effectively be 'back land' development to existing properties on Church Lane.
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Site is promoted by landowner. Considered deliverable.
Access to services/employment areas	Site is considered to be within easy walking distance of village pub and village hall.
Other constraints	
General site related benefits	Site is adjacent to existing build area of Ash Magna
Strategic fit	Site is considered a suitable size for a potential allocation for Ash, although it is considered the pattern of development would be out of keeping with the road frontage development patterns, and therefore possibly contrary to Core Strategy policy CS6.
Other relevant information	

Comments from internal consultees	
Heritage	Site located on edge of historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission
Biodiversity	Midland Meres and Mosses (Ramsar phase 2). Brown Moss SAC and Midland Meres and Mosses Ramsar Phase 1. Fenn`s, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres and Mosses Ramsar Phase 2 within 7km. Bats and Great Crested Newts present.
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS

Ash Magna – Ash Parva: Submission

Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	25-50% 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	No comments for this site
Community consultation response	A community consultation vote in 2012 gave the site 1 out of 42 votes (2.4%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities and proximity to a Special Area of Conservation and a Ramsar site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

The stage 2b assessment considers the site's access to be acceptable. The site has reasonable access to the pub and village hall. However, it is considered the site would likely be out of keeping with the general road frontage development pattern prominent in the settlement. A number of further site assessments/investigations would be necessary given the site's location, namely: archaeological assessment, ecological assessment (and possible HRA) given the site's proximity to Brown Moss SAC; and, drainage investigation given the site's low permeability. Following a community consultation vote in 2012, Whitchurch Rural Parish Council did not support the inclusion of this site in the SAMDev.

It is considered this site should not be taken forward as a preferred option due to the presence of other more appropriate site, concern over the appropriateness of the pattern of development the site would bring, and the general lack of community support.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHM003sd	Site Name: adj. to Lambert Grove
Size (ha)	0.3
Indicative capacity	8
General location	Site sits to the west of Ash Magna fronting the Ash Road on the south side
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA- sand and gravel
Current use	Agricultural
Topography	Gentle slope
Adjoining land uses and boundary features	Individual residential development to the north east and west of the site, with agricultural uses to the south.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	<p>The promoted site forms the road frontage of a much larger site assessed in the North Shropshire Landscape Sensitivity Study.(ref: NSAM1-23). This assessment concluded the site has high/medium sensitivity with low capacity for housing. The northern boundary consists of a brick wall in disrepair alongside the western minor road approach to the village. This is partly retaining the field which is higher than the road and therefore more prominent. It is visible from the war memorial at Ash Cross to the east and is a minor detractor. The eastern boundary is hedged alongside the southern approach to the village. The western boundary is an outgrown gappy hedgerow with the rural dwelling at Hillcrest. The south eastern boundary unhedged and open to the public footpath running from the village to Brown Moss nature reserve. The area is prominent lying either near the skyline or having exposed slopes to the extensive basin to the south. It acts as separation between the village proper and the rural dwelling to the west.</p> <p>The area has no capacity for housing as it is highly prominent on the edge of the village and would extend its apparent visual envelope significantly to the west.</p>
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Promoted by land owner
Access to services/employment areas	Village Hall and pub within 500m to the east.
Other constraints	N/A
General site related benefits	N/A
Strategic fit	Site represents a road frontage site, akin to other development in the village.

Ash Magna – Ash Parva: Submission

Other relevant information	N/A
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Comments from internal consultees	
Heritage	Possible impact on setting of Ash Grove (Grade II LB). Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app
Biodiversity	Site is adjacent to Brown Moss SSSI, SAC and Ramsar consultation zone. The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts <p>The site is within the Environmental network and development could offer enhancements opportunities.</p>
Trees	No significant tree or hedgerow constraints
Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	More than 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	No comments for this site
Community consultation response	A community consultation vote in 2012 gave the site 2 out of 42 votes (4.8%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, location partly within a SSSI, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

The stage 2b assessment considered the site to have acceptable vehicular access. A footpath runs on the northern side of the road to the war memorial and then on the south

Ash Magna – Ash Parva: Submission

side of the road to the village's main facilities (pub and village hall). Consequently, the site feels divorced from the heart of the village. The site is not contiguous with the development boundary, and therefore would only be considered a realistic option if ASH006 were to come forward first, otherwise this would act as a further isolated development to the west of the village. Additionally, the site and the wider area to the south are considered to be highly sensitive in landscape terms with little capacity for new housing. A number of further site assessments and investigations would be necessary given the site's location, namely: archaeological assessment, ecological assessment (and possible HRA) given the site's proximity to Brown Moss SAC; and, drainage investigation given the site's low permeability. Following a community consultation vote in 2012, Whitchurch Rural Parish Council did not support the inclusion of this site in the SAMDev.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHM004sd	Site Name: adj. to Smithy
Size (ha)	0.6
Indicative capacity	18
General location	The site is located adjacent to the development boundary on the western side of Ash Magna.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA-sand and gravel
Current use	Agriculture
Topography	Gentle slope
Adjoining land uses and boundary features	Residential development to the east, south and west, with agricultural uses to the north.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	<p>The site was assessed in the North Shropshire Landscape Sensitivity Study, as part of the larger field (ref: NSAM2-23). This assessment concluded:</p> <p>Landscape sensitivity- high/medium:</p> <p>The area is a pasture rising to a minor highpoint and enclosed by the linear village on three sides and part of Ash Hall's garden. Mature outgrown hedgerows lie to the south and west with tree cover to the south east and north by Ash Hall. The rising field and hedgerows form a rural backdrop to the village street and the war memorial and maintain its linear character. The area overall also acts as setting to Ash Hall when viewed from the north.</p> <p>Housing capacity- medium/low:</p> <p>The area has limited, if any, capacity for housing as it is locally prominent on rising ground, provides an important rural backdrop to the village, maintaining its linear character and acting as setting to Ash Hall.</p>
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Promoted by land owner
Access to services/employment areas	The site is adjacent to the village hall and pub. The bowling club is a short walk to the north.
Other constraints	N/A
General site related benefits	N/A

Ash Magna – Ash Parva: Submission

Strategic fit	The site is of a suitably sized area to meet a proportion of the development aspiration of Ash.
Other relevant information	N/A

Comments from internal consultees	
Heritage	Possible impact on setting of Ash Hall (Grade II* LB). Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app
Biodiversity	Site is adjacent to Brown Moss SSSI, SAC and Ramsar consultation zone. The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is within the catchment of the Environmental network and development could offer enhancements opportunities.
Trees	No significant tree or hedgerow constraints
Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	Between 25% and 50% 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	No comments for this site

Community consultation response	A community consultation vote in 2012 gave the site 2 out of 42 votes (4.8%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

Ash Magna – Ash Parva: Submission

The stage 2b assessment considered the site to have the potential for suitable vehicular access. The site was considered in the North Shropshire Landscape Study, and because of its location in the setting of Ash Hall and as a rural backdrop for the village, was considered to have medium/low potential for new housing. Similar concerns about the potential impact on Ash Hall were raised by internal Heritage comments. The site is well related to the main village facilities (pub, village hall) but did not score well with community questionnaire conducted by the Parish Council, and as such does not have support from the Parish Council.

Conclusion

Given the visual impact and heritage concerns of the site's setting, the lack of community support, and the presence of more appropriate sites elsewhere in the village, it is considered this site should not be taken forward as a preferred development option.

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHM006sd	Site Name: Land opposite Ash Grove
Size (ha)	0.3
Indicative capacity	9
General location	Site sits to the west of Ash Magna fronting the Ash Road on the south side
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA- sand and gravel
Current use	Agricultural
Topography	Gentle slope
Adjoining land uses and boundary features	Individual residential development to the north and of the site, with agricultural uses to the west and south.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	<p>The site was assessed in the North Shropshire Landscape Sensitivity Study, as part of the larger field (ref: NSAM1-23). This assessment concluded:</p> <p>Landscape sensitivity- high/medium: Two rough grass, unmanaged fields with bracken separated by a hedge, one gently sloping on a ridge crest and the second sloping steeply down the valley side to the south. The northern boundary consists of a brick wall in disrepair alongside the western minor road approach to the village. This is partly retaining the field which is higher than the road and therefore more prominent. It is visible from the war memorial at Ash Cross to the east and is a minor detractor. The eastern boundary is hedged alongside the southern approach to the village. The western boundary is an outgrown gappy hedgerow with the rural dwelling at Hillcrest. The south eastern boundary unhedged and open to the public footpath running from the village to Brown Moss nature reserve. The area is prominent lying either near the skyline or having exposed slopes to the extensive basin to the south. It acts as separation between the village proper and the rural dwelling to the west.</p> <p>Housing capacity- low: The area has no capacity for housing as it is highly prominent on the edge of the village and would extend its apparent visual envelope significantly to the west.</p>
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Promoted by land owner
Access to services/employment areas	

Ash Magna – Ash Parva: Submission

Other constraints	N/A
General site related benefits	N/A
Strategic fit	
Other relevant information	N/A

Comments from internal consultees	
Heritage	Possible impact on setting of Ash Grove (Grade II LB). Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app
Biodiversity	Site is adjacent to Brown Moss SSSI, SAC and Ramsar consultation zone. The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles The site is within the Environmental network and development could offer enhancements opportunities.
Trees	No significant tree or hedgerow constraints
Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	More than 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	No comments for this site

Community consultation response	Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities, proximity to a Special Area of Conservation and a Ramsar site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

Ash Magna – Ash Parva: Submission

The stage 2b assessment considered the site to have acceptable vehicular access. A footpath runs on the northern side of the road to the war memorial and then on the south side of the road to the village's main facilities (pub and village hall). The site sits to the west of the settlement and is adjacent to the current development boundary, roughly 250meters from the village hall and pub. The site and the wider area to the south are considered to be highly sensitive in landscape terms with little capacity for new housing. A number of further site assessments and investigations would be necessary given the site's location, namely: archaeological assessment, ecological assessment (and possible HRA) given the site's proximity to Brown Moss SAC; and, drainage investigation given the site's low permeability. Following a community consultation vote in 2012, Whitchurch Rural Parish Council did not support the inclusion of this site in the SAMDev.

Overall, it is considered this site does not represent a most suitable option for the village to grow given the concerns over landscape impact and general lack of community support.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHP001	Site Name: Land at Wood Farm
Size (ha)	0.9
Indicative capacity	27
General location	Site is located to the north of Ash Parva
Brownfield or Greenfield	Partly brownfield- existing buildings at Wood Farm
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA- sand and gravel
Current use	Agriculture
Topography	Land rises gently to the north
Adjoining land uses and boundary features	Open land to the north and west, with some residential to the south and east of the site.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No specific landscape character assessment in North Shropshire Landscape Study. Whilst development would sit fairly high in the landscape, it is felt unlikely to be highly sensitive.
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Land promoted by landowner and is considered deliverable.
Access to services/employment areas	The site is somewhat divorced from facilities in Ash Magna, and there is no formal footpath provision between the two parts of the village. There are no services and facilities in Ash Parva.
Other constraints	
General site related benefits	
Strategic fit	The site offers the opportunity to deliver a reasonably sized scheme in the context of the strategic growth aspiration for Ash
Other relevant information	

Comments from internal consultees	
Heritage	Pre-1940s buildings on site require assessment. Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app.
Biodiversity	Midland Meres and Mosses (Ramsar phase 2). Brown Moss SAC and Midland Meres and Mosses Ramsar Phase 1. Fenn`s, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres and Mosses Ramsar Phase 2 within 7km. Bats, Great Crested Newts and reptiles present
Trees	Trees & hedgerows will be a minor constraint.
Public Protection	No comments for this site

Ash Magna – Ash Parva: Submission

Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	Between 25% and 50% 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	No comments for this site

Community consultation response	A community consultation vote in 2012 gave the site out of 42 votes (7%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities and proximity to a Special Area of Conservation and a Ramsar site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment considers the site has suitable vehicular access, and would be partial brownfield development. The site offers an appropriately sized parcel of land capable of accommodating a proportion of the desired growth for Ash. However, the site is physically separated from the Ash Magna and the village's main facilities, with no footpath and no proposals to include one. It is therefore felt unlikely this site offers a sustainable option for the village. In addition the site received little support from the community questionnaire and is not preferred by the Parish Council.

Conclusion

The site is not considered suitable for taking forward as a preferred option because the presence of more appropriate sites and the overall lack of community support.

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Ash Magna – Ash Parva: Submission

Site Ref: ASHP002	Site Name: Land west of Ash Parva
Size (ha)	1.1
Indicative capacity	30 (site promoted for 8-10)
General location	Site is located to the west of Ash Parva, providing a frontage to the north of Ash Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA- sand and gravel
Current use	Agriculture
Topography	Rising gently to the north
Adjoining land uses and boundary features	Residential on southern side of Ash road; pond to the east; open land to the north and west.
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale. An internal footpath to village centre to be provided
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No specific landscape character assessment in North Shropshire Landscape Study. Scheme would sit relatively low in the landscape due to the topography of the site. Not considered to be a significant constraint to development.
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site being actively promoted by agent on behalf of single landowner.
Access to services/employment areas	Ash Parva does not have main village facilities, although it is considered the site is within comfortable walking distance of the facilities at Ash Magna (pub, village hall). The site promoter has committed to providing a formal footpath through the site to improve these pedestrian linkages between the two sections of the village.
Other constraints	N/A
General site related benefits	N/A
Strategic fit	The site offers a reasonably sized site, broadly in line with the community growth aspiration of the Parish Council.
Other relevant information	N/A

Comments from internal consultees	
Heritage	Possible impact on setting of Ash House Farm (Grade II LB). Possible archaeological earthworks on site + site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app

Ash Magna – Ash Parva: Submission

Biodiversity	Midland Meres and Mosses (Ramsar phase 2). Brown Moss SAC and Midland Meres and Mosses Ramsar Phase 1. Fenn`s, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres and Mosses Ramsar Phase 2 within 7km. Bats, Great Crested Newts and reptiles present
Trees	Trees & hedgerows will be a minor constraint.
Public Protection	No comments for this site
Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	Between 25% and 50% 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	No comments for this site
Environment Agency comments	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 Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<p>The Parish Council conducted a community questionnaire in 2013 to establish the local preference for choice of development site(s). This site received 26 out of 42 responses (62%). This was by far the best supported site through this questionnaire. The Parish Council have subsequently expressed support for this site to come forward in the SAMDev. It is noted that subsequent to the community questionnaire, there has been a number of objections to the site's inclusion in the SAMDev from the residents of Ash Parva.</p> <p>Further discussion and consultation with site promoters Fieldcrest Partnership has established a scheme of 8-10 dwellings with associated community benefits to improve the sustainability of the site, including the establishment of a formal footpath between Ash Parva and Ash Magna, the extension of the 30mph zone, improved parking provision and hedgerow management to support greater road visibility.</p>
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities and proximity to a Special Area of Conservation and a Ramsar site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The stage 2b assessment indicates that an appropriate vehicular access is likely to be achievable at the proposed development scale. The site is not considered to have high

Ash Magna – Ash Parva: Submission

visual sensitivity as it would sit relatively low in the landscape. Ash Parva is the smaller of the two settlements which make up the village of Ash, and are separated by approximately 500 meters. It is considered that development on this site would offer the opportunity to improve pedestrian linkages between these two parts of the village whilst maintaining a distinction between the two parts of the village. The scale of the proposed site is appropriate to the aspirations of the village and offers the opportunity for associated community benefits, including the formalisation of the footpath running along the frontage of the site. The site is specifically supported by Whitchurch Rural Parish Council following the results of a community questionnaire, although it is recognised there has been a number of local opposition to the scheme from the residents of Ash Parva as well. It is considered there are no overriding physical constraints to this site and it is being actively promoted through the landowner. The site is considered deliverable and viable alongside the proposed sustainability benefits.

Conclusion

Whilst the overall sustainability of the site has been assessed as generally poor, it is considered the promoted scheme offers a significant opportunity to improve the sustainability of the village by enhancing the physical linkages between Ash Parva and Ash Magna. The scheme received a large majority of support from those who responded to the community questionnaire and despite other local opposition the site continues to have Parish Council support. In weighing up the issues, the ability of the site to support footpath improvements and the support of the Parish Council are significant considerations. The 'package' of community benefits proposed by the site promoter will support sustainability enhancements, and on this basis it is considered appropriate to take the site forward as an allocation for around 8 dwellings.

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes for between 8-10 dwellings and associated community benefits.
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Ash Magna – Ash Parva: Submission

Site Ref: ASHP003	Site Name: Land south of Rose Barn
Size (ha)	0.4
Indicative capacity	12
General location	Site is located to the south west of Ash Parva, providing a frontage to the west of Ash Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area
Current use	Agricultural
Topography	Gentle slope
Adjoining land uses and boundary features	Individual residential development to the north and east, with agricultural uses to the south and west.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No specific landscape character assessment in North Shropshire Landscape Study.
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Promoted by site owner
Access to services/employment areas	The site is physically separated from the main facilities in Ash Magna, with no footpath improvements proposed.
Other constraints	N/A
General site related benefits	N/A
Strategic fit	
Other relevant information	N/A

Comments from internal consultees	
Heritage	Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of planning app
Biodiversity	Midland Meres and Mosses (Ramsar phase 2). Brown Moss SAC and Midland Meres and Mosses Ramsar Phase 1. Fenn`s, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres and Mosses Ramsar Phase 2 within 7km. Bats, Great Crested Newts and reptiles present
Trees	Trees & hedgerows will be a minor constraint.
Public Protection	No comments for this site

Ash Magna – Ash Parva: Submission

Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	No significant issues identified
Drainage: Groundwater flooding	Between 25% and 50% 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	No comments for this site

Community consultation response	A community consultation vote in 2012 gave the site 3 out of 42 votes (7%) The Parish Council did not support this site.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a children's play area and flood risk. It is negative for access to bus transport, a primary school, the other four amenities and facilities and proximity to a Special Area of Conservation and a Ramsar site. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The stage 2b assessment indicates that an appropriate vehicular access to the site can be achieved. It is not considered the development would lead to visual harm. However there is overriding concern that the site is physically detached from the village's main facilities (pub, village hall) and does not offer footpath improvements. As such, whilst the site is continuous with the built area in Ash Parva it is not considered a sustainable site. In addition, the site did not gain community support from either the public questionnaire or the Parish Council.

Conclusion

The site is not considered suitable for taking forward as a preferred option because of its physical separation from the main facilities in Ash Magna, the presence of more appropriate sites and the overall lack of community support.

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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