

## Whitchurch: Submission

### Stage 1 Assessment:

#### Summary Sheet

#### Stage 1 Assessment

Settlement: WHITCHUCH

Site Ref	Site Name	Stage 2	Comments
WHIT001	Westby Roberts site, London Road	Yes	
WHIT002	Land at Wrexham Road	Yes	Site promoted with WHIT004
WHIT003	Land at Mount Farm	Yes	Site considered in Stage 2a and Stage 2b as WHIT046
WHIT004	Land at Wrexham Rd	Yes	Site promoted with WHIT002
WHIT005	Land at Chester Road	Yes	
WHIT006	Land adj to Highlands (north of Pear Tree Lane)	Yes	Site considered alongside WHIT038 in stage 2a and 2b housing site assessments
WHIT007	Land south of Pear Tree Lane	Yes	
WHIT008	Land at Liverpool Rd	Yes	
WHIT009	West of Tilstock Road	Yes	
WHIT010	Orchard Lodge, Bryn Estyn Avenue	Yes	
WHIT011	Land off A525& B5476	Yes	For potential employment use only – see assessment for ELR035 under stage 2a and 2b employment sites assessment
WHIT012	Land off Tilstock Road	Yes	
WHIT013	Former Builder's Yard, Liverpool Road	Yes	
WHIT014	Land north of Edgeley Road	Yes	
WHIT015/R	Land adjoining Orchard Court, Tarporley Road	Yes	
WHIT016	Land off the Firs, Chester Road	Yes	
WHIT017	Garages at Wayland Close	No	Too small, in flood zone and not promoted
WHIT018	Land off Liverpool Road	Yes	
WHIT019	The Mount Hotel, 2 Chester Road	No	Too small and not promoted
WHIT020	Land West of Mill Park	Yes	
WHIT021	Land off Black Park Road/Alport Road	Yes	
WHIT023	Land off A525& B5476	Yes	For potential employment use only – see assessment for ELR035 under stage 2a and 2b employment sites assessment

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Site Ref	Site Name	Stage 2	Comments
WHIT024	Land south of A41	Yes	For potential employment use only – see assessment for ELR098 under stage 2a and 2b employment sites assessment
WHIT025/R	Land off Terrick Road	Yes	Considered alongside WHIT028. See assessment for WHIT028 under stage 2a and 2b housing sites assessment.
WHIT026/09	Land at Terrick Road	No	Not well related to current development boundary
WHIT027/09	Land at the Oaklands	Yes	Site considered alongside WHIT029 in stage 2a and 2b housing site assessments
WHIT028/09	Land at South Hill Valley	Yes	
WHIT029/09	The Oaklands Farm	Yes	Site considered alongside WHIT027 in stage 2a and 2b housing site assessments
WHIT030/09	Land north of Wrexham Rd	Yes	
WHIT031/09	Land at Mile bank Industrial Estate	Yes	For potential employment use only – see assessments for ELR038 under stage 2a and 2b employment sites assessment.
WHIT032/10	Land north of the Beeches, Chester Road	Yes	Site considered alongside WHIT038 in stage 2a and 2b housing site assessments
WHIT033/10	Land off Waymills	Yes	
WHIT034/10	Land at Sherrymill Hill	Yes	
WHIT035	Land north west of Fairy Glen Villas	No	Not well related to current development boundary
WHIT036	Land at 31 Pear Tree Lane	Yes	
WHIT037	Land at Wrexham Road / Belton Farm	Yes	
WHIT038	Land north of Fairfields	Yes	Site considered alongside WHIT032 in stage 2a and 2b housing site assessments.
WHIT039	Land north of Chester Road	Yes	
WHIT040	Land north west of Brooklands	No	Too small
WHIT041	Land at St Johns Park	No	Too small
WHIT042	Land at Heath Road	Yes	For potential employment use only – see assessment for ELR099 under stage 2a and 2b employment sites assessment
WHIT043	Land at Broughall Fields and Sundorn	Yes	For potential employment use only – see assessment for ELR034 under stage 2a and 2b employment sites assessment
WHIT044	Land between Staggs Leap and Pear Tree Lane	Yes	
WHIT045	Land north of Pear Tree Lane	Yes	Site considered alongside WHIT006 in stage 2a and 2b housing site assessments

## Whitchurch: Submission

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
WHIT046	Land at Mount Farm	<b>Yes</b>	
WHIT047	Land at Alport Road	<b>Yes</b>	
WHIT048sd	Land at Chester Avenue	<b>Yes</b>	
WHIT049sd	Land to the Rear of 66 Wrexham Road	<b>Yes</b>	
WHIT050sd	Land at Station Approach	<b>Yes</b>	
WHIT051sd	Land North of Waymills	<b>Yes</b>	
WHIT052sd	Land North of the Grove	<b>Yes</b>	

## Whitchurch: Submission

Site ref: WHIT001		Site Name: Westby Roberts site, London 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	
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT002		Site Name: Land at Wrexham 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	Land directly adjoining 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT003/R (WHIT046)		Site Name: Land at Mount Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT003C/d (WHIT046)		Site Name: Land at Mount Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT004		Site Name: Land at Wrexham Rd	
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	Land directly 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT005		Site Name: Land at Chester Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is contiguous with the current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT006		Site Name: Land adj to Highlands (north of Pear Tree 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 is removed from the development boundary, but within the bypass.
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT007		Site Name: Land south of Pear Tree 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 is not contiguous with the development boundary. However, site is within the bypass and could be considered well related to the town especially if other sites are allocated as part of a wider direction of growth
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT008		Site Name: Liverpool Rd	
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	Land is directly adjacent to the current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT009		Site Name: West of Tilstock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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	Western part of site is partially within flood zone 3. Does not preclude remainder of site coming forward
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT010		Site Name: Orchard Lodge, Bryn Estyn Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is within the current boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT011		Site Name: Land off A525& B5476	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is outside development boundary and the bypass, but has potential for 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 <sup>1</sup>	N	Site promoted

**Recommendation: Do not consider for housing, but consider in Stage 2 for employment use.**

## Whitchurch: Submission

Site ref: WHIT012		Site Name: Land off Tilstock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not contiguous with the development boundary, but is within the bypass.
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT013		Site Name: Former Builder's Yard, Liverpool Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT014		Site Name: Land north of Edgeley 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	Part of site is covered by Flood Zone 3, but not considered to compromise the whole site.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT015/R		Site Name: Land adjoining Orchard Court, Tarporley 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	West of site partially adjoins edge of current boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT016		Site Name: Land off the Firs, Chester 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	
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 <sup>1</sup>	N	Site promoted through approved reserved matters application

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT017		Site Name: Garages at Wayland Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.06ha
2	Site developed, or under construction or permission has been granted but not yet implemented	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 current boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Site totally within flood zone 3
9	Site not currently promoted <sup>1</sup>	Y	
<b>Recommendation: Do not progress to Stage 2 assessment –too small, in flood zone and not promoted</b>			

## Whitchurch: Submission

Site ref: WHIT018		Site Name: Land off Liverpool 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 current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT019		Site Name: The Mount Hotel, 2 Chester Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.11ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 <sup>1</sup>	Y	Site not promoted

**Recommendation: Do not progress to Stage 2 – site too small and not promoted**

## Whitchurch: Submission

Site ref: WHIT020		Site Name: Land West of Mill Park	
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	Existing allocation. Site currently has planning approval for Residential development comprising 21 dwellings
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 current boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Application for 21 dwellings withdrawn in May 2010, but being promoted through Shropshire Homes

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT021		Site Name: Land off Black Park Road/Alport 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	
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	Western tip of site within flood zone 3, but not significant
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT023 (with WHIT011)		Site Name: Land off A525& B5476	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is outside development boundary and the bypass, but has potential for 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 <sup>1</sup>	N	Site promoted through WHIT11

**Recommendation: Progress to Stage 2 for employment use only.**

## Whitchurch: Submission

Site ref: WHIT024 (with WHIT23 and WHIT11)		Site Name: Land south of A41	
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 development boundary and beyond the by-pass. Some potential for 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 <sup>1</sup>	N	Site promoted in connection with WHIT23 and WHIT11

**Recommendation: Progress to Stage 2 for employment use only**

## Whitchurch: Submission

Site ref: WHIT025/R		Site Name: Land off Terrick 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	Eastern edge of site adjoins current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site is being promoted as part of WHIT028/09 – Land at South Hill Valley

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT026/09		Site Name: Land at Terrick 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	Site not well related to settlement and outside the natural boundary of the dismantled railway. (0.37km from 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 <sup>1</sup>	N	Site promoted

**Recommendation: Do not progress to Stage 2 – site not well related to current development boundary**

## Whitchurch: Submission

Site ref: WHIT027/09		Site Name: Land at the Oaklands	
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 adjoining 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT028/09		Site Name: Land at South Hill Valley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is not contiguous with the current boundary on its own. However, McDonalds Hotels are now promoting this site with WHIT025, which forms a contiguous link.
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT029/09		Site Name: The Oaklands Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from the development boundary by the rail line, which creates potential for some community severance. However, the principle for residential development east of the rail line has been set by the allocation and subsequent grant of permission for 21 units off Waymills. Site currently being assessed for employment use in the emerging Employment Land Review.
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	Section of western part of the site partially within flood zone 3, but able to be mitigated through design and layout
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT030/09		Site Name: Land north of Wrexham Rd	
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 directly adjoins 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT031/09		Site Name: Land at Mile bank 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	Brownfield site. Former employment use. Site now cleared.
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	Site not well related to the town's development boundary. (0.75km). Some potential for employment in recognition of previous use on site
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 for employment use only.**

## Whitchurch: Submission

Site ref: WHIT032/10		Site Name: Land north of the Beeches, Chester 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	North and south extents of the site adjacent to the development boundary. East extent adjoining WHIT038
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT033/10		Site Name: Land off Waymills	
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 separated from development boundary by rail line. However, generally site has the ability to be well related to the town.
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	Site abuts area of flood zone 3, but can be mitigated.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT034/10		Site Name: Land at Sherrymill 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	Site is within the current boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT035		Site Name: Land north west of Fairy Glen Villas	
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	Site is removed from settlement and outside the natural boundary of the dismantled railway (170m from current edge of 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 <sup>1</sup>	N	Site promoted

**Recommendation: Do not progress to Stage 2 assessment – site not well related to development boundary**

## Whitchurch: Submission

Site ref: WHIT036		Site Name: Land at 31 Pear Tree 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 is not contiguous with the development boundary. However, site is within the bypass and could be considered well related to the town part of a wider direction for growth.
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT037		Site Name: Land at Wrexham Road / Belton Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not contiguous, but well related to settlement boundary (adjoins WHIT002 and WHIT004).
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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT038		Site Name: Land north of Fairfields	
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 the boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT039		Site Name: Land north of Chester Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not contiguous, but is well related 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 <sup>1</sup>	N	Site promoted

**Recommendation: Progress to Stage 2 assessment**

## Whitchurch: Submission

Site ref: WHIT040		Site Name: Land north west of Brooklands	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site is 0.11ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 <sup>1</sup>	N	Site promoted

**Recommendation: Do not progress to Stage 2 assessment – site too small**

## Whitchurch: Submission

Site ref: WHIT041		Site Name: Land at St Johns Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.09ha
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 <sup>1</sup>	N	Site promoted
<b>Recommendation: Do not progress to Stage 2 assessment – site too small</b>			

## Whitchurch: Submission

Site ref: WHIT042		Site Name: Land at Heath 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	Site is not well related to residential town centre and south of the bypass. Not suitable for residential development, but some potential for employment because of location next to road network.
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 <sup>1</sup>	N	Site promoted
<b>Recommendation: Progress to Stage 2 for employment use only.</b>			

## Whitchurch: Submission

Site ref: WHIT043		Site Name: Land at Broughall Fields and Sundorn	
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	Site adjoins development boundary, but is not well related to other residential areas. Potentially suitable for 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 <sup>1</sup>	N	Site promoted
<b>Recommendation: Progress to Stage 2 for employment use only.</b>			

## Whitchurch: Submission

Site ref: WHIT044		Site Name: Land between Staggs Leap and Pear Tree 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 is not contiguous with the development boundary. However, site is within the bypass and could be considered well related to the town especially if other sites are allocated as part of a wider direction of growth
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 <sup>1</sup>	N	Site promoted
<b>Recommendation: Progress to Stage 2 assessment</b>			

## Whitchurch: Submission

Site ref: WHIT045		Site Name: Land north of Pear Tree 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 is removed from the development boundary but within the bypass. Site should only come forward as part of a wider scheme on land north of Pear Tree Lane.
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 <sup>1</sup>	N	Site promoted
<b>Recommendation: Progress to Stage 2 assessment</b>			

## Whitchurch: Submission

Site ref: WHIT047		Site Name: Land at Alport 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	Part of site is allocated for a new link road to support housing allocation at Alport/Black Park Road
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 within 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 <sup>1</sup>	N	
<b>Recommendation: Progress to Stage 2 assessment</b>			

## Whitchurch: Submission

### Stage 1 Site Assessment: Whitchurch

Site ref: WHIT048sd		Site Name: Land at Chester Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.70ha
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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

## Whitchurch: Submission

Site ref: WHIT049sd		Site Name: Land to the rear of 66 Wrexham Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.6ha
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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

## Whitchurch: Submission

Site ref: WHIT050sd		Site Name: Land at station approach	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.43ha
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.
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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

## Whitchurch: Submission

Site ref: WHIT051sd		Site Name: Land North of Waymills	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.14ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> <li>▪ Shrewsbury,</li> <li>▪ a market town</li> <li>▪ a key centre</li> <li>▪ a hub</li> <li>▪ an area covered by a cluster.</li> </ul>	N	Directly adjacent to existing development boundary
4	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Special Area of Conservation,</li> <li>▪ Special Protection Area</li> <li>▪ Ramsar Site.</li> </ul>	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ SSSI</li> <li>▪ National Nature Reserve</li> </ul>	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Shropshire Wildlife Site</li> <li>▪ Local Nature Reserve</li> <li>▪ Ancient Woodland,</li> <li>▪ Regionally Important Geological Site</li> </ul>	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Scheduled Ancient Monument</li> <li>▪ Registered Park or Garden.</li> </ul>	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	

**Recommendation:** *Site progressed to Stage 2 assessment.*

## Whitchurch: Submission

Site ref: WHIT052sd		Site Name: Land North of the Grove	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.01ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> <li>▪ Shrewsbury,</li> <li>▪ a market town</li> <li>▪ a key centre</li> <li>▪ a hub</li> <li>▪ an area covered by a cluster.</li> </ul>	N	Directly adjacent to existing development boundary
4	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Special Area of Conservation,</li> <li>▪ Special Protection Area</li> <li>▪ Ramsar Site.</li> </ul>	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ SSSI</li> <li>▪ National Nature Reserve</li> </ul>	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Shropshire Wildlife Site</li> <li>▪ Local Nature Reserve</li> <li>▪ Ancient Woodland,</li> <li>▪ Regionally Important Geological Site</li> </ul>	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Scheduled Ancient Monument</li> <li>▪ Registered Park or Garden.</li> </ul>	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	
<b>Recommendation:</b> <i>Site progressed to Stage 2 assessment.</i>			

## Whitchurch: Submission

### Stage 2a Housing Site Assessments

#### 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

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

## Whitchurch: Submission

Site ref: WHIT001		Site Name: Westry Roberts Site, London Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	-	Within buffer of St Alkmunds Church SAM
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

## Whitchurch: Submission

Site ref: WHIT001		Site Name: Westry Roberts Site, London Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Within conservation area buffer
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Small portion of site within 250m buffer of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT002		Site Name: Land at Wrexham Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Two single trees
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Approx 50% of site within 250m of historic landfill site
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT004		Site Name: Land at Wrexham Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Approx half of site within the amenity green space buffer zone
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Approx 50% of site within 250m of historic landfill site
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site includes previous industrial site and line of previous industrial site

## Whitchurch: Submission

Site ref: WHIT005		Site Name: Land at Chester Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Only small part of site within buffer zone for local park or garden
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within buffer of wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade3
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	

## Whitchurch: Submission

Site ref: WHIT006		Site Name: Land adjacent to Highlands		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT007		Site Name: Land at Pear Tree Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within buffer of wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	Southern part of site in flood zone 2 (approx 5%)
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> 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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Small part of site within 250m buffer zone
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT008		Site Name: Land at Liverpool Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	80% non-agricultural; 20% Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT009		Site Name: West of Tilstock Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT010		Site Name: Orchard Lodge, Bryn Estyn Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT011		Site Name: Land off A525 & B5476 (Only being considered for employment use)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT012		Site Name: Land off Tilstock Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT013		Site Name: Former Builder's Yard. Liverpool Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Conservation area
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Group tree preservation order on site
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

## Whitchurch: Submission

Site ref: WHIT014		Site Name: Land north of Edgeley Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of existing waste management facility
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT015		Site Name: Land adjoining Orchard Court, Tarporley Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site partially within buffer zone
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	-	
	▪ a local park or garden	-/0	-	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	-	
	▪ a young people's recreational facility	-/0	-	
3b	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT016		Site Name: Land off the Firs, Chester Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT018		Site Name: land off Liverpool Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Conservation area
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m buffer
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Approx 50% of site existing building

## Whitchurch: Submission

Site ref: WHIT020		Site Name: Land West of Mill Park		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Southern tip of site within current landfill buffer zone
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT021		Site Name: Land off Black Park Road / Alport Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Within buffer in Alport Road side only
2	Primary school within 480m of site boundary	-/+	-	Only part of site within buffer is the proposed link road area.
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT023		Site Name: Land off A525 & B5476 (see assessment for WHIT011)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+		
2	Primary school within 480m of site boundary	-/+		
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0		
	▪ a local park or garden	-/0		
	▪ an area of natural and semi-natural open space	-/0		
	▪ an amenity green-space	-/0		
	▪ a children's play area	-/0		
	▪ a young people's recreational facility	-/0		
3b	<b>Site more than 480m from:</b>			
	▪ 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	-		
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0		

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0		
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0		
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0		
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0		
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0		
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0		
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0		

## Whitchurch: Submission

Site ref: WHIT024		Site Name: Land south of A41 (considered for employment use only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Buffer of historic landfill site
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT025/R		Site Name: Land off Terrick Road (being promoted as part of extended WHIT28/09 (land at South Hill Valley) – see this assessment for details.		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+		
2	Primary school within 480m of site boundary	-/+		
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0		
	▪ a local park or garden	-/0		
	▪ an area of natural and semi-natural open space	-/0		
	▪ an amenity green-space	-/0		
	▪ a children's play area	-/0		
	▪ a young people's recreational facility	-/0		
3b	<b>Site more than 480m from:</b>			
	▪ 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	-		
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0		

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0		
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0		
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0		
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0		
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0		
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0		
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0		

## Whitchurch: Submission

Site ref: WHIT027/09		Site Name: The Land at the Oaklands		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	

## Whitchurch: Submission

Site ref: WHIT028/09		Site Name: Land at Hill Valley Golf Course, Tarporley Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	80% approx of site within 480m
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			Northern party of site within Hill Valley Golf Course
	▪ 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	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ 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	-	0	Northern part of site within moderate sensitivity; Southern part of site within low sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Group tree preservation order on whole of eastern part of site
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	Small part of site near Terrick Road in Flood Zone 2. Rest in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> 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	Only tip of site within 250 buffer zone
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	+	

## Whitchurch: Submission

Site ref: WHIT029/09		Site Name: The Oaklands Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Site partly within 480m
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Part of site within 480m of amenity open space and children's play area
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT030/09		Site Name: Land north of Wrexham Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within 250m buffer zone of wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> 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	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

## Whitchurch: Submission

Site ref: WHIT031/09		Site Name: Land at Mile Bank Industrial Estate (considered for employment use only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within 1km of Ramsar site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> 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	Previously Developed land
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	+	

## Whitchurch: Submission

Site ref: WHIT032/10		Site Name: Land north of The Beeches, Chester Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT033/10		Site Name: Land off Waymills		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT034/10		Site Name: Land at Sherrymill Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			Western tip of site within natural and semi natural open space
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Within conservation area buffer
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	-	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Non agricultural
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	+	On previous industrial site

## Whitchurch: Submission

Site ref: WHIT036		Site Name: Land at 31 Pear Tree Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Approx 50% of site within buffer zone
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within buffer of wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Small part of site within 250 buffer zone
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT037		Site Name: Land at Wrexham Road/Belton Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

## Whitchurch: Submission

Site ref: WHIT038		Site Name: Land north of Fairfields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT039		Site Name: Land north of Chester Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT042		Site Name: Land at Heath Road (considered for employment use only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Approx 50% of site within buffer zone
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	Southern tip of site is within buffer zone of SAC
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer zone of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT043		Site Name: Land at Broughall Fields and Sundorn		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within buffer zone of SAC
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> 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	250m of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT044		Site Name: Land between Stags Leap and Pear Tree Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Only small part of site within buffer zone for local park or garden
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	

## Whitchurch: Submission

	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within buffer of wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> 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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Part of site within 250m buffer zone
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

## Whitchurch: Submission

Site ref: WHIT045		Site Name: Land north of Pear Tree Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT046		Site Name: Land at Mount Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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	

## Whitchurch: Submission

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

## Whitchurch: Submission

Site ref: WHIT047		Site Name: Land east of Black Park Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	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	

## Whitchurch: Submission

Site ref: WHIT047		Site Name: Land east of Black Park Road		
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0		
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	Some part of the northern part of site within Flood Zones 2 and 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Northern part of site in Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m buffer of ex landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

## Whitchurch: Submission

Site ref: WHIT048sd		Site Name: Land at Chester Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	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	

## Whitchurch: Submission

Site ref: WHIT048sd		Site Name: Land at Chester Avenue		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within buffer zone for wildlife 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 <sup>5</sup>	-/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 <b>not</b> 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	Within 250m of historical landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT049sd		Site Name: Land rear of 66 Wrexham Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	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	

## Whitchurch: Submission

Site ref: WHIT049sd		Site Name: Land rear of 66 Wrexham Road		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> 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	Within 250m of historical landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## Whitchurch: Submission

Site ref: WHIT050sd		Site Name: Land at station approach		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	0	Not assessed
	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	

## Whitchurch: Submission

Site ref: WHIT050sd		Site Name: Land at station approach		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> 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	+	

## Whitchurch: Submission

Site ref: WHIT051		Site Name: Land North of Waymills		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Only western edge of site is within 480m buffer zone
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	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	

## Whitchurch: Submission

Site ref: WHIT051		Site Name: Land North of Waymills		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	South western edge of site on urban land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Previous infill site between 1840 and 1897 located along northern boundary of site

## Whitchurch: Submission

Site ref: WHIT052		Site Name: Land North of the Grove		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Whitchurch: Submission

Site ref: WHIT052		Site Name: Land North of the Grove		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m buffer of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

## **Stage 2b Housing Site Assessment:**

### 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.

## Whitchurch: Submission

<b>Site Ref: WHIT001</b>	<b>Site Name: Westry Roberts Site, London Road</b>
<p>Since the completion of Stage 2a (Sustainability Appraisal) this site has been granted planning permission for A1 Retail. It is therefore not considered this site is available for allocation and has therefore been discounted from the process.</p>	
<b>Size (ha)</b>	3.4ha
<b>Indicative capacity</b>	
<b>General location</b>	
<b>Brownfield or Greenfield</b>	
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	
<b>Current use</b>	
<b>Topography</b>	
<b>Adjoining land uses and boundary features</b>	
<b>Local highway capacity/ constraints</b>	
<b>Other critical infrastructure constraints<sup>1</sup></b>	
<b>Inherent landscape character <sup>2</sup></b>	
<b>Planning history or designations</b>	Site has been granted planning permission for a Sainsbury's Supermarket. Construction is expected to begin in summer 2012.
<b>Land ownership, land agreements and delivery statements</b>	Site is not considered available because it has existing planning approval for Sainsbury's Supermarket.
<b>Access to services/employment areas</b>	
<b>Other constraints</b>	
<b>General site related benefits</b>	
<b>Transport and Highways related benefits</b>	
<b>Strategic fit</b>	
<b>Other relevant information</b>	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	
<b>Biodiversity</b>	
<b>Trees</b>	
<b>Environmental Health</b>	
<b>Drainage:</b>	

## Whitchurch: Submission

<b>Watercourse flooding</b>	
<b>Drainage: Surface water flooding</b>	
<b>Drainage: Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	
<b>Countryside Environment Agency</b>	

<b>Community consultation response</b>	
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No – permission already granted for A1 Retail on this site
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## Whitchurch: Submission

<b>Site Ref: WHIT002 / WHIT004 (part of site WHIT037)</b>	<b>Site Name: Land South of Wrexham Road</b>
<b>Size (ha)</b>	3.22 (WHIT002) 2.16 (WHIT004)
<b>Indicative capacity</b>	60
<b>General location</b>	The combined sites of WHIT002 and WHIT004 comprise agricultural fields fronting Wrexham Road to the east of Whitchurch. This site is also the eastern part of site WHIT037. The site is outside the development boundary, but adjacent to existing residential areas at Chemistry. There is a water course to the north west of the site. Potential for the site to be promoted alongside WHIT037 in a comprehensive development scheme.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agricultural – grazing and arable
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	WHIT002 and WHIT004 are adjacent to existing residential areas at Wrexham Road. To the south and west of the sites lays agricultural land up to the by-pass which makes up WHIT037, and is being promoted alongside WHIT002 and WHIT004 as a comprehensive development.
<b>Local highway capacity/ constraints</b>	Shropshire Council Highways Development Control have indicated that whilst the promoter's transport assessment indicates there is theoretic capacity in the local road network to accommodate the proposed level of growth at this site, the eastern approach to the site along Wrexham Road has several 'pinch points' because of on-street parking. The alternative route into town via Chemistry has similar constraints. This problem is accentuated at certain times of the day. Access into and around the site is considered adequate, as is wider access to the A41 by-pass.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	North Shropshire Landscape Study indicates this area has high/medium capacity for new housing development as it is not widely visible, although development should take account of sensitive features including water course and significant tree cover to the north. There is low capacity for employment development as the site is sloping, relatively fine grained and is overlooked by adjacent housing.
<b>Planning history or designations</b>	Site promoted through the previous North Shropshire Local Plan, but not adopted as an allocation.
<b>Land ownership, land agreements and delivery statements</b>	J Ross Developments are actively promoting the site. Discussions have been had with adjoining land owners (WHIT037) regarding bringing forward a larger comprehensive development scheme and there has been landowner agreement in principle. Both the smaller site and the larger comprehensive scheme are considered deliverable.
<b>Access to</b>	Pedestrian and cycle access into Whitchurch Town Centre is achievable via

## Whitchurch: Submission

<b>services/employment areas</b>	Wrexham Road or via Chemistry/Sherrymill Hill. Footpaths along these roads are adequate but are considered narrow in some parts along both routes into town. Parked cars along Wrexham Road could deter cyclists. Local convenience store is located within easy walking distance of the site along Wrexham Road.
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	<ul style="list-style-type: none"> <li>• Site adjoins existing built-up area and could provide a logical extension to the town;</li> <li>• Residential development could unlock access to wider development site (WHIT037) thus providing associated open space or education benefits, although still awaiting information on this from site promoters.</li> </ul>
<b>Transport and Highways related benefits</b>	The site is considered to have potential to develop new pedestrian and cycle links
<b>Strategic fit</b>	WHIT002 and WHIT004 are being promoted as part of a comprehensive site development with WHIT037. The comprehensive scheme includes land dedicated for a new Primary School if required. The smaller site owned by J Ross Developments (WHIT002/004) would also make a significant contribution to the Whitchurch housing growth target up to 2026, and contributing to delivering Core Strategy policy CS3, but would not include land for a Primary School.
<b>Other relevant information</b>	Associated information provided as part of the wider WHIT037 proposal: <ul style="list-style-type: none"> <li>- Site advocacy document;</li> <li>- Transport Assessment;</li> <li>- Phase 1 ecology assessment;</li> <li>- Flooding and drainage report</li> </ul>

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Bats and water voles potentially present on site
<b>Trees</b>	TREES AND HEDGEROWS WILL BE A LIMITING CONSTRAINT. Internal and boundary trees and hedgerows. TPO trees on site
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	No significant concern.
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

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<b>Community consultation response</b>	<p>2010 consultation: Several views expressing concern about additional housing development along Wrexham Road and in the Chemistry area.</p> <p>2012 consultation: Significant local objection to the proposed allocation of this site for 60 dwellings, largely on the basis of traffic impact along Wrexham Road. Included local petition signed by over 400 people.</p> <p>In the 2013 Revised Preferred Options consultation there were 55 responses to the proposal to remove the site from the Plan. A significant majority (93%) supported the proposal to remove the site as a proposed residential allocation, with only 7% continuing to support the site's inclusion, including the site's promoter. The vast majority of those supporting the site's removal were local residents who pointed to the concern they had over highways impact along Wrexham Road and the associated congestion and safety issues. Those who continue to support the site's inclusion were predominantly the site promoters who pointed to lack of technical rationale for its removal, the highway mitigation and improvement measures proposed, and the continuing assertion that the site offers a natural and sustainable extension to the town.</p>
<b>Statutory bodies responses to date</b>	<p>N/a</p>

### Site Assessment Summary

WHIT002 and WHIT004 are both being promoted by J Ross Developments. WHIT002 and WHIT004 are also included in a wider scheme which takes in the full extent of land up to the A41 and includes land for approximately 350 dwellings, potentially land for a new primary school and open space recreation. This assessment is on WHIT002 and WHIT004 only. The smaller site (WHIT002/004) was proposed as a preferred development option in the 2012 consultation for around 60 dwellings alongside highway improvements on Wrexham Road. Following consultation responses and proposed changes to the strategy for Whitchurch, it is felt necessary to reassess this development option.

The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision, but is positive with regard to flood risk and broad landscape impact. Overall it is considered the site has an average sustainability.

The stage 2b assessment has indicated that the proposal's access point on Wrexham Road is suitable. However, there is concern over the strategic 'in practice' capacity of Wrexham Road to accommodate significant levels of additional traffic. In 2012 this site was preferred for 60 dwellings alongside the need to deliver highway improvement measures along Wrexham Road. The site promoter's Transport Assessment indicates a theoretical capacity for Wrexham Road to accommodate a development of 60 dwellings without the need for traffic mitigation, based upon average flow rates. It is acknowledged that traffic improvement measures along Wrexham Road are being proposed by the site developer despite the results of the TA, and that the site promoter has consulted on these measures locally. In responding to additional information by the site promoter, and in light of the significant local opposition, it is considered necessary to re-assess the merits of this scheme. Whilst it is acknowledged the existing theoretical capacity on Wrexham Road is sufficient to accommodate a development of 60 dwellings with only a minor impact, it is considered the site promoter's Transport Assessment (TA) does not suitably acknowledge the locally specific issues along Wrexham Road, most notably the presence of parked cars along the south side of Wrexham Road at certain times. It is therefore considered that despite the

## Whitchurch: Submission

results of the TA, mitigation measures are required to suitably overcome this local traffic issue.

The site promoter has continued to propose mitigation and improvement measures based around the development of a chicane style system along Wrexham Road. This would result in minor parking restrictions with parking bays developed on either side of Wrexham Road, in order to reduce the impact of the straight run of parked cars. A Traffic Regulation Order (TRO) would be required for the areas where parking would be restricted. The scheme offers additional parking spaces on the verge adjacent to the entrance of Thompson Drive. It is considered the proposed scheme offers a theoretical mitigation solution. However, there is concern the scheme does not represent the most appropriate local solution when considering the potential impact on local amenity. The development of 60 dwellings in this area of town is not considered of overarching importance to the overall strategy for the town, and whilst the site continues to be a realistic option, it is considered other development options in the town can make up for the loss of this site in strategic terms. Therefore on the basis of the significant local opposition; the concern over the suitability of the proposed traffic mitigation measures; and the presence of more sustainable sites elsewhere in the town, it is not proposed to allocate this site as a preferred option for residential development in the SAMDev Plan.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT003</b>	<b>Site Name: Land at Mount Farm</b>
<b>Please note: Following the inclusion of this site in the 2009 SHLAA, the site was subsequently promoted through the SAMDev as a smaller site, and is considered in this assessment as WHIT046.</b>	

## Whitchurch: Submission

<b>Site Ref: WHIT005</b>	<b>Site Name: Land off Chester Road</b>
<b>Size (ha)</b>	2.25
<b>Indicative capacity</b>	68
<b>General location</b>	Site is off Chester Road to the north west of Whitchurch. Site is an open field at the rear of Chester Avenue
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Pasture
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Residential uses on either side of the site; Chester Avenue to the south east of the site and a small group of buildings to the north west. Open land (also promoted for housing separately) at the rear of the site towards the east of the town.
<b>Local highway capacity/ constraints</b>	Access not currently considered acceptable. Ideally an adequate site access would require a new mini-roundabout on Chester Road. It is felt that for this to be achievable other adjoining sites will need to come forward as well.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site is part of a wider landscape character parcel assessed in the North Shropshire Landscape Sensitivity Assessment. The site forms the western extent of this character area and is therefore considered to have medium sensitivity with medium capacity for new housing development.</p> <p>The site is considered to offer a useful gap between the existing built-up area and the ribbon development along further north along Chester Road. However, it is considered to be relatively enclosed and could accommodate housing as far as its western boundary. The land to the west of the site is more sloping, less enclosed and associated with the valley side backdrop to the settlement. It is considered this area has no capacity for either housing or employment in landscape grounds.</p>
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Land owned and promoted by landowner. No end user proposed.
<b>Access to services/employment areas</b>	The town centre is around a 15 minute walk away. The nearest main convenience store is currently Tesco in the town centre.
<b>Other constraints</b>	None identified
<b>General site related benefits</b>	None identified
<b>Transport and Highways related</b>	Potential new access off Chester Road. 30 mph Speed limit may have to be extended northwards to accommodate new access,

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<b>benefits</b>	
<b>Strategic fit</b>	Site has potential to make a moderate contribution to the overall housing requirement for Whitchurch.
<b>Other relevant information</b>	Landowner letter, but no technical information

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Phase 1 habitat survey required. Potential great crested newts present in nearby pond. Potential bats in trees. Water Voles potentially adjacent to site.
<b>Trees</b>	Scattered trees may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	None identified
<b>Drainage: Surface water flooding</b>	None identified
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Several comments made to Issues and Options consultation regarding the need to protect land to the north west of the town, and specifically to the south of Pear Tree Lane for landscape, recreational and environmental purposes.
<b>Statutory bodies responses to date</b>	N/A

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.

The stage 2b assessment indicates that access to the site is not currently viable, but could be made so if development were to take place. In specific landscape sensitivity the site forms the western part of a wider character area, and is considered in its own right to have some capacity for new housing development. However, it is acknowledged the site forms a useful gap between the main built area within the current development boundary, and the ribbon development leading out of town along Chester Road. The land to the east of the site

## Whitchurch: Submission

(also promoted) is considered to be highly sensitive in landscape terms offering no capacity for new development.

Overall, whilst this site could extend the built area of the town in a logical direction, the sustainability credentials of this site are marginal. Whilst it is accepted that in its own right the site has potential for some new residential development if required, the adjoining fields to the west of the site are not preferred on landscape grounds. Development in this area would therefore be restricted to this field and restrict any wider opportunities to create a more sustainable comprehensive development in this area. The benefits of development on this site are not considered to outweigh the planning merits of sustaining the openness of the whole area.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref:</b> WHIT006 / WHIT045	<b>Site Name:</b> Land north of Pear Tree Lane, off Chester Road (B5395), Whitchurch
<b>Size (ha)</b>	16.77
<b>Indicative capacity</b>	150 dwellings and approx 8.2ha of employment land
<b>General location</b>	The site is to the North-West of the town, occupying a triangle of land south of Chester Road, north of Pear Tree Lane inside the A41 by-pass.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Pasture
<b>Topography</b>	Site sloping or uneven in places. The site generally falls in height away from Pear Tree Lane towards the north west.
<b>Adjoining land uses and boundary features</b>	Residential (S – along Pear Tree Lane and NE – along Chester Road), bypass (W)
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, but would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New primary school provision in Whitchurch</li> <li>• Electricity upgrades to reinforce supply at Whitchurch</li> <li>• Upgrades to the sewerage network</li> <li>• Assessment of local flood risk</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>No site specific assessment carried out in the North Shropshire Landscape Sensitivity Assessment. Whilst the broad landscape sensitivity assessment carried out in Stage 2a indicated this area of Whitchurch has generally low landscape sensitivity, further site visits carried out by planning officers as part of the stage 2b assessment indicate that development in this area has the potential to be highly sensitive both on impact on inherent landscape character and on the visual amenity of local residents.</p> <p>It is acknowledged that the mixed-use proposal provides a clear division of employment and residential development, and that these uses would have differing landscape impact. The site promoters have acknowledged the potential landscape constraint in this area and a full Landscape Character Assessment has been submitted alongside the site advocacy documents. This assessment acknowledges the prominence of Pear Tree Lane to the south of the site (which acts as a ridge). The ridge landform provides a sense of separation from the main built up area, but also heightens the area's predominantly 'countryside' nature. The views northwards from the southern boundary of the site are considered to be most significant.</p>
<b>Planning history or designations</b>	Outside of settlement boundary
<b>Land ownership, land agreements and delivery statements</b>	Promoted on behalf of landowners.
<b>Access to services/employment areas</b>	Some distance from town centre services. Limited links to established employment areas.

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<b>Other constraints</b>	n/a
<b>General site related benefits</b>	Site could provide a mixed use scheme comprising housing and employment.
<b>Transport and Highways related benefits</b>	Site would provide a new access off the A41
<b>Strategic fit</b>	<p>The proposed site would deliver a significant mixed use scheme. The 8 hectares of employment land is approximately half of the total requirement for the town up to 2026, whilst 150 dwellings would provide approximately a quarter of the proposed allocations for the town.</p> <p>Visual impact and landscape character concerns have the potential to impact negatively on the Core Strategy Policy CS17: Environmental Networks.</p> <p>Whitchurch is a very accessible market town on the A49 and on the Shrewsbury to Crewe rail-line. It has a vibrant logistics and haulage sector. The town does not provide enough employment for its residents and many commute to work in Cheshire, Wales or elsewhere in Shropshire. Whitchurch lacks grow-on units and a supply of readily available development land. This needs to be addressed immediately in Whitchurch, as the town lacks readily available employment land. The provision of 15 ha of new employment land is a high priority to provide for the future development needs of a significant local employer, Grocontinental, (cold storage and distribution) with a continuing and significant requirement for new land.</p>
<b>Other relevant information</b>	<p>Site promoter has submitted the following documents:</p> <ul style="list-style-type: none"> <li>- Master Plan</li> <li>- Highways and Access Report;</li> <li>- Landscape Character Assessment;</li> <li>- Ecological Assessment;</li> <li>- Drainage Assessment</li> </ul>

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	n/a
<b>Biodiversity</b>	Survey required for bats Environmental network enhancement potential
<b>Trees</b>	One mature tree may be design constraint
<b>Environmental Health</b>	Part of site close to established residential developments - potential to create noise and light nuisance from estate activities - including early morning vehicle movements. Sensitive site layout required to avoid noise/light nuisance problems being created.
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable

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<b>SUDS</b>	
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Significant levels of concern from Pear Tree Lane to development in this direction of Whitchurch.
<b>Statutory bodies responses to date</b>	No comments

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment stage scored this site negatively for access to a bus service and to a local primary school. The site only scores positively on one of the five services and facilities criteria. Whilst the site score positively for flood risk and for broad landscape character sensitivity, it is considered that overall the site has a poor sustainability.

The stage 2b assessment has indicated the site could develop a suitable access given the scale of development proposed. The site promoter has indicated separate access points for different elements of the scheme, with the residential zone to be accessed solely off Chester Road and the commercial element to be accessed from a new roundabout on the A41 By-Pass. It is considered that although these two access points are viable in highways terms, the development of two new roundabouts has potential to lead to significant disruption on both roads. However, as pointed out in the site promoter's Highway and Access Statement, given the nature of Chester Road at the proposed access point, and the potential visibility constraint, it is considered a standard junction is not suitable.

A key concern arising from the stage 2b assessment work is the proposal's potential impact on both landscape character and visual amenity. As a result of officer site visits, it is considered that views towards the A41 by-pass from the south of the site and beyond are particularly prominent and development would inevitably lead to a significant loss of visual amenity to local residents. It is also considered that development in this area would significantly reduce the area's 'countryside' character. Whilst it is acknowledged that the site promoter has undertaken a landscape appraisal as part of the submission which attempts to gauge the most significant impact points around the site, and that the ridge created by Pear Tree Lane provides a buffer to views from the wider town towards the site, it is considered that the potential impact on both landscape character and especially visual amenity is a significant site specific consideration.

Overall, whilst the site offers a potentially significant mixed use scheme for Whitchurch, the site is not considered to be highly sustainable and does not offer effective links with the town centre. There is significant concern over landscape and visual impact, and given that there are considered to be more sustainable options elsewhere, it is not considered appropriate to prefer this site for any use at this stage.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

## Whitchurch: Submission

### Recommendation

Preferred option	No
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## Whitchurch: Submission

<b>Site Ref: WHIT007</b>	<b>Site Name: Land south of Pear Tree Lane</b>
<b>Size (ha)</b>	7.94ha
<b>Indicative capacity</b>	238 dwellings
<b>General location</b>	Land is in the north western part of Whitchurch, south of Pear Tree Lane and north of Chemistry.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Pasture / recreation. Site provides a green link between Pear Tree Lane to the north and the public footpath to the south which continues towards the town.
<b>Topography</b>	Site slopes steeply from the north to south.
<b>Adjoining land uses and boundary features</b>	Low density residential development along Pear Tree Lane to the north; open fields to the east and west; Chemistry Farm to the south.
<b>Local highway capacity/ constraints</b>	Pear Tree Lane is narrow and considered unsuitable for the creation of a new access. Chester Road to the east of the site is a main artery on the north west of Whitchurch. A41 by-pass runs to the west of the site, but no direct access point is available.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The landscape character of this site is split into three character areas, defined in the North Shropshire Landscape Sensitivity Study. In all three cases it is considered this site has high landscape sensitivity and has no capacity for either new housing or employment uses. The high sensitivity is due to the site's location in relation to the Marches Way, its sloping nature with steep valley sides, its recreation value, and proximity to the Shropshire Union Canal.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by landowner through SHLAA. No delivery statement included with site submission.
<b>Access to services/employment areas</b>	Access off Pear Tree Lane is considered unsuitable due to the narrowness of the lane and the impact on landscape sensitivity. Access off Chester Road could be made suitable, but will rely on further sites coming forward (WHIT005).
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Site can accommodate significant number of dwellings and therefore would contribute to the overall residential target of 1000 dwellings in Whitchurch

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	between 2006 and 2026. Considered that the site may adversely impact on some wider impacts of the Core Strategy, notably policy CS17 Environmental Networks.
<b>Other relevant information</b>	No accompanying site information provided by landowners

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Hedgerows and field trees on site. Adjacent to Greenfields Nature Reserve (County Wildlife Site) to the south. Bats, water voles and otters present. Pond within 250m of site so Great Crested Newt potentially present. Environmental network (canal) is adjacent. Improvements to this network are considered suitable.
<b>Trees</b>	Scattered trees may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	No significant concerns
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	<p>These parcels surrounds Greenfields Nature Reserve, owned by SC and managed by SWT, on the north and east and west sides and would have a severe impact on this designated Local Nature Reserve and Wildlife Site. The impact would not only be visual but could drastically affect the drainage and springs on this site which create wet flushes that are extremely valuable to its biodiversity. The Nature Reserve is very heavily used by the community on the West side of Whitchurch and is an extension of Whitchurch Waterway Country Park.</p> <p>WHIT007 is criss-crossed by a network of Rights of Way and permissive routes that are heavily used by local people for recreational walking it is also a high point providing extensive views over the surrounding countryside. Any housing on this site would not only remove this valuable community space would be very visible and obtrusive from many surrounding areas.</p>
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Several comments made to Issues and Options consultation regarding the need to protect land to the north west of the town, and specifically to the south of Pear Tree Lane for landscape, recreational and environmental purposes. Shropshire Wildlife Trust and local interested parties have commented on the need to create and enhance environmental networks in Whitchurch to protect the significant local water vole population.
<b>Statutory bodies</b>	No comments

## Whitchurch: Submission

<b>responses to date</b>	
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### Site Assessment Summary

This significant area of land lies to the south of Pear Tree Lane slopes shapely from north to south and adjoins the Shropshire Union Canal as its southern boundary.

The Stage 2a (Sustainability Appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively with regard to access to a primary school. A small portion of the southern end of the site is within Flood Zone 2, and on broad landscape grounds the site scores positively. Overall the site is considered to have an average sustainability.

The stage 2b assessment highlights significant concerns with regard to site access, landscape and countryside amenity. Access off Pear Tree Lane is considered unsuitable, and therefore access would have to be made from Chester Road to the east, although other sites would need to come forward for this to be possible.

The site is considered to be of high landscape quality and this is a major constraint for any potential development. The site's southern extent adjoins the Greenfield Nature Reserve which is a further constraint to development. Whilst the site scores well in its proximity to recreational space, and could accommodate a significant amount of housing, it is not considered the site offers an appropriate extension to the town.

Therefore, based upon the site's high landscape and environmental value, and that adequate access can only be created if other sites towards Chester Road are developed, it is considered this site should not be considered a preferred option for either residential or employment uses.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT008</b>	<b>Site Name: Land at Liverpool Road</b>
<b>Size (ha)</b>	2.23ha
<b>Indicative capacity</b>	60
<b>General location</b>	Site is located to approx. 500m to the south-west of the town centre on land on the edge of the current development boundary. Liverpool Road acts as the northern boundary to the site. Residential development along Hilliwood Close and Alkington Road acts as the site's eastern and southern boundaries respectively.
<b>Brownfield or Greenfield</b>	Greenfield (abattoir is brownfield)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Small portion to the south-east in MSA
<b>Current use</b>	Grazing
<b>Topography</b>	Sloping from south to north towards Liverpool Road
<b>Adjoining land uses and boundary features</b>	New residential development (Persimmon Homes) and a care home on the northern side of Liverpool Road. Residential development to the east at Hilliwood Close, and to the south at Alkington Road. Open fields to the west.
<b>Local highway capacity/ constraints</b>	Access off Liverpool Road considered to be not currently acceptable, but could be achievable if the full site was developed.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The North Shropshire Landscape Sensitivity Assessment considers this parcel of land to be of medium / high sensitivity with a medium /low capacity to accommodate new housing. It is considered the landscape character is unrelated to wider landscape which is separated by dense vegetation and fishing lakes.</p> <p>Any development is likely to require a significant change of level with imported material. The retention of a core valley bottom as publicly accessible open space would support a strong visual feature.</p> <p>In order to mitigate the visual impact from the key vantage point at the southern extent of the site, and to mitigate potential impact on adjoining properties, screening will be required. This may provide a design constraint on the amount of dwellings developable on site.</p>
<b>Planning history or designations</b>	<p>Site was promoted but not allocated in the North Shropshire Local Plan 2000-2011, partly due to the site's then proximity to the Country Seat Factory on the northern side of Liverpool Road.</p> <p>Planning applications for approx. 30 dwellings on this site have been refused in 1999 and 2000.</p>
<b>Land ownership, land agreements and delivery statements</b>	Persimmon Homes are promoting the site. Shropshire Council is the landowner of the former abattoir site. The site is considered available and deliverable.

## Whitchurch: Submission

<b>Access to services/employment areas</b>	Whilst on the edge of the current development boundary, it is considered the site offers very good pedestrian links with the town centre, which is approximately 500 meters away. Cycle routes could be enhanced to the town centre.
<b>Other constraints</b>	Non identified
<b>General site related benefits</b>	Proposal would enable the appropriate re-use of the brownfield ex- abattoir site. Scheme would include an element of affordable housing and open space.
<b>Strategic fit</b>	Site's location is considered to support pedestrian access into town centre
<b>Other relevant information</b>	The site is well located on the edge of the current development boundary, within 500 m of the town centre, therefore encouraging pedestrian movements to the town centre and supporting Core Strategy Policy CS6 and CS7.
	Promotional material includes: -Site advocacy document; - Preliminary Ecological Assessment; - Landscape Appraisal

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Potentially bats present on site in trees
<b>Trees</b>	Some scattered trees may be a design constraint.
<b>Public Protection</b>	No comments
<b>Drainage: Watercourse flooding</b>	No concerns raised
<b>Drainage: Surface water flooding</b>	No concerns raised
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
	No comments

<b>Community consultation response</b>	<p>Whitchurch Town Council objected to the inclusion of this site as a Preferred Option in the 2012 consultation, due to concerns about over-development in this area.</p> <p>At Preferred Options stage in 2012 there 47 respondents with 24 (51%) supporting the proposed inclusion of the site for 60 dwellings. Concern was raised that the area is of medium to high landscape sensitivity and therefore landscape mitigation should be provided with the development. Likewise, it was stated that open space provision should also be provided. However, 22 (47%) respondents objected to the inclusion of this site, largely due to the existing highways issues along both Liverpool Road and Wrexham Road. Concern was raised that the road is already very busy, dangerous and has blind spots due to on road car parking, therefore making it unacceptable to worsen the existing problems with additional traffic flow. The Town Council also objected to the site on the grounds of traffic generation and over-development of the area.</p>
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	<p>At Revised Preferred Options stage there were 52 responses to the proposed removal of the site from the Plan. A significant majority (94%) supported the proposal to remove WHIT008 as a proposed residential allocation, with only 6% continuing to support the site's inclusion. The key concerns expressed by those supporting the site's removal were over the potential highway impact on local traffic infrastructure, including along Wrexham Road, and that the site would lead to the over-development of the area.</p>
<b>Statutory bodies responses to date</b>	N/A

### Site Assessment Summary

The stage 2a assessment (Sustainability Appraisal) is positive for access to a bus service, four out of the five community facilities, flood risk and landscape. There are no negative sustainability issues identified and overall the site is considered to have a good sustainability.

The site was proposed as a preferred development option in the 2012 consultation for around 60 dwellings. At this stage it was stated that because of the topography of the site landscape mitigation measures would be required at the southern extent where the site adjoins residential properties. Following the consultation responses to this site in 2012 and proposed changes to the strategy for Whitchurch, it was felt necessary to reassess this development option in 2013.

The stage 2b assessment identifies potential landscape constraints with the site being identified as having medium to high sensitivity. It is considered the site has a separate inherent landscape character from that of the surrounding areas due to dense vegetation. More recent site visits by planning officers support this assessment. It is considered that due to the prominent vantage point to the south and of the site, and the potential visual amenity impact on adjoining properties, screening measures will be required around the boundaries of the site. This design constraint may place some limitations on the overall scale of dwellings on the site. Internal highways comments indicate the proposed access off Liverpool Road could be made suitable given the scale of development proposed.

The inclusion of this site as a preferred option received a mixed response and Whitchurch Town Council formally objected to its inclusion. A key concern expressed is that this site would lead to over-development in this part of town. Since the 2012 consultation, the former abattoir site, which was included within this preferred options site, has been granted planning permission for a supported / affordable housing scheme independently of the wider allocation.

In the initial assessment of the site, it was considered that landscape mitigation measures would be necessary especially on the southern and eastern part of the site. Further assessment of these issues has not been forthcoming from the site promoter, and therefore concerns over landscape impact remain. Whilst the site is considered to be located in a broadly sustainable location within easy walking distance of the town centre, it is not considered strategically important for the delivery of the Whitchurch strategy. In weighing up the above issues, it is necessary to consider the broadly sustainable location of the site against the remaining concerns of over-development and visual/landscape impact. Additionally, the site has received mixed community views, and the Town Council has

## Whitchurch: Submission

objected to the site over traffic generation and how it would contribute to the over-development of the area.

The site is not proposed to be carried forward as a preferred option due to outstanding concerns over landscape and visual impact, and traffic congestion on Liverpool Road; the mixed community reaction to the site, including the Town Council's objection; and the presence of more suitable sites elsewhere in the town to meet the overall housing need.

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT009</b>	<b>Site Name: Land at Tilstock Road</b>
<b>Size (ha)</b>	28.5ha
<b>Indicative capacity</b>	500
<b>General location</b>	South of Whitchurch, between the dismantled railway and the A41, west of Tilstock Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Approx 30% of proposed 'developed' area is within Mineral Safeguarding Area
<b>Current use</b>	Pasture
<b>Topography</b>	Gently rolling. Site falls to a shallow valley from south-west to north-east
<b>Adjoining land uses and boundary features</b>	Bounded to the north by disused railway line (now footpath); to the south by the A41; to the east by Tilstock Road; to the east by open land (under different ownership). Current residential development to the north of site beyond the disused railway line. Whitchurch Cricket Club to the north east. Sir John Talbots Secondary School to the east of site beyond Tilstock Road.
<b>Local highway capacity/ constraints</b>	<p>Shropshire Council currently considers that access is not acceptable, but could easily be made acceptable given the scale of development.</p> <p>The Transport Statement and masterplan accompanying the submission documents proposes the creation of a 'compact roundabout' on Tilstock Road mid-way between the A41 and Prees Road to act as the primary access into the site. The Transport Statement proposes a secondary emergency access on Greenfoot Lane, but this is not considered in the masterplan proposals. Given the scale of the site, a secondary access for emergencies will be required.</p> <p>There is potentially a need to restrict speed limit on Tilstock Road to 20mph in order to support improved, linkages between the site and the secondary school.</p> <p>There may need to adjustments to the Tilstock Road/Prees Road junction to reduce the pedestrian crossing distance, whilst maintaining sufficient width for larger vehicles to pass.</p>
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The extent of the site is not evaluated in the North Shropshire Landscape Sensitivity Study. The fields adjoining the Cricket ground to the north-east of the site are assessed and have low capacity for new housing. The proposed scheme does not include this area within its proposals for housing.</p> <p>The residential element of the scheme is proposed to be set back from the A41 by-pass. The land is at its lowest point in this area. It is the intention to use existing field parcels within the residential element of the scheme which</p>

## Whitchurch: Submission

	<p>provides natural landscaping.</p> <p>The scheme proposes significant areas of green space to the south of the site on land adjoining the A41 by-pass and on land dedicated for new football pitches (for Whitchurch Alport FC) and for new school playing fields on land adjoining the A41 bypass, which offers screening from the main road.</p> <p>The proposed scheme uses 'pockets of landscaping' based on hedgerows. Embankment to the north of site provides a physical separation from residential dwellings.</p>
<b>Planning history or designations</b>	N/a
<b>Land ownership, land agreements and delivery statements</b>	<p>Site promoted by Fieldcrest Partnership on behalf of three landowners. All have agreed to co-operate in a joint development. Fieldcrest have provided information about the suitability and deliverability of the site, including indicative masterplans and supporting access/transport information.</p> <p>It is considered this site is available within the first five years of the plan.</p>
<b>Access to services/employment areas</b>	<p>The site is well located in order to encourage pedestrian access to the town's main employment area at Waymills and to Sir John Talbots secondary school. Pedestrian access into town centre is considered to appropriate.</p> <p>Shropshire Council considers that further pedestrian and cycle improvements to the existing footpath to the north of the site (the dismantled railway line) could be sought as part of development.</p>
<b>Other constraints</b>	<p>External funding may have to be sought to fund the delivery of the new cricket and football facilities. The delivery of the new primary school is also dependent upon funding.</p> <p>Overhead lines on site</p>
<b>General site related benefits</b>	<p>Residential development of the site will release adjoining land for the following community uses:</p> <ul style="list-style-type: none"> <li>- additional cricket pitch adjacent to existing pitch;</li> <li>- replacement football pitches for Whitchurch Alport FC to the south of the site adjacent to the by-pass ;</li> <li>- land for new primary school, or replacement 'all through' school to the east of the site adjacent to Tilstock Road</li> </ul>
<b>Transport and Highways related benefits</b>	<p>Transport Statement indicates that improvements to the pedestrian and cycle track running along the disused railway line could be made, in line with views expressed by Shropshire Council transport officers, including a controlled crossing on the Prees Road, and that internal pedestrian and cycle links would be required throughout the development. These improvements are not currently part of the masterplan proposal so will need to be developed in discussion with the site promoter should the scheme be preferred.</p>
<b>Strategic fit</b>	<ul style="list-style-type: none"> <li>• Site has the scope to be delivered in phases, and make a significant contribution to the Whitchurch housing growth target up to 2026, and contributing to delivering Core Strategy policy CS3;</li> <li>• Fieldcrest submission states a range and mix of dwelling types can be provided, including affordable (Town Plan Action Point: Housing)</li> <li>• Potential for offering improvements to approach into the town (Town Plan Action Point: Environment)</li> </ul>

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<b>Other relevant information</b>	High level of supporting information provided by Fieldcrest: <ul style="list-style-type: none"> <li>- Masterplan and indicative layout;</li> <li>- General site information;</li> <li>- Transport Statement;</li> <li>- Extended Phase 1 Environmental Study;</li> <li>- Utility Connection Report;</li> <li>- Flood Risk Assessment and Drainage Proposals</li> </ul>
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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site contains extensive earthwork remains of ridge and furrow - archaeological assessment and evaluation required prior to submission of an application. This issue is on the land dedicated to Shropshire Council for new education facilities.
<b>Biodiversity</b>	Water vole adjacent to site; Bats and otters potentially present
<b>Trees</b>	Limited tree constraints
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No known watercourse flooding risk
<b>Drainage: Surface water flooding</b>	0.14% chance of site in 200-year Deep zone for surface water flooding. Not considered significant.
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	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.

<b>Community consultation response</b>	<p>Significant support for this option from responses to Issues and Option in 2010 and at Preferred Options stage in 2012. A large proportion of this support from cricket and football club representatives, highlighting the community benefit of the scheme. Benefits highlighted were the co-location of the town's sporting facilities; better facilities for cricket and football clubs; improvements to footpaths and cycle ways. Some objection raised by local residents to the north of the site.</p> <p>At Revised Preferred Options stage the Council consulted on the increase in scale from 307 dwelling to 500. There were 58 responses with a significant majority (84%) supported the proposed increase in housing numbers, with 16% opposed to the increase. Of the respondents supporting the increase there were several comments made recognising the proposal's community benefits and general consensus that the location of the site was sustainable, would impact least on other properties, offered good access links and is close to the town's employment sites. Whitchurch Town Council supported the increase. Of those who objected there was concern the proposed increase was too large. Welsh Water advised that further hydraulic</p>
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## Whitchurch: Submission

	modelling would be required and this should be funded by potential developers at the pre-application stage. Others felt the increase would lead to too high housing densities on site, would mean further greenfield development, and that limited weight should be given to the community benefits as their delivery was uncertain.
<b>Statutory bodies responses to date</b>	No comments

### Site Assessment Summary

WHIT009 continues to be actively promoted by Gladman Development and Fieldcrest Partnership on behalf of the landowner partnership. The site was preferred in 2012 for 307 dwellings along with land for new cricket and football facilities and a new primary school. The site received good community support at the Preferred Options consultation in 2012 and was supported by the Town Council.

Since 2012, an updated capacity assessment of the site by Gladman Developments has established the potential to increase the residential capacity of the site to around 500 dwellings, whilst retaining the ability to provide the on-site community benefits. The proposed scheme has reduced the size of land dedicated to education provision from 9ha to 2ha following discussions between the site promoter and education/planning authority. This continues to be considered suitable to provide necessary facilities. Given the increase in scale of the site it is necessary to re-visit the site assessment and to take into account further consultation responses from the 2013 Revised Preferred Options consultation.

The stage 2a (sustainability appraisal) assessment scores this site positively on access to a local bus service, and to all five of the services and facilities criteria. The site score negatively with regard to access to primary school provision, although the site is directly opposite the town's secondary school (Sir John Talbots) and the provision of land for new primary school provision is part of the overall proposal. The broad landscape sensitivity is considered to be low and none of the site is within a defined flood zone. The site has a neutral sustainability on the majority of the other sustainability criteria, although it scores negatively for its impact on the best and most fertile agricultural land, and is within 250m of a previous landfill site. However, overall the site is considered to have a high sustainability.

The stage 2b site assessment has indicated the site could be capable of providing an adequate access, and it is acknowledged that the site promoter has engaged in discussions with the Highways Authority to discuss options for achieving this. It is considered that the proposed main access off Tilstock Road via a new roundabout and the provision of a secondary access via Greenfoot Lane are appropriate for the scale of development proposed. It is considered that in principal the proposed vehicular access to the site can accommodate the proposed increase in scale of the site to 500 dwellings, and that no significant junction upgrades will be required.

There is no specific landscape assessment for this site within the North Shropshire Landscape Sensitivity Study, although the Stage 2a site appraisal considered the site to be of low landscape sensitivity. Whilst it is recognised there is little screening to the site from the A41, it is acknowledged that the residential element of the scheme is set well back to the northern section of the site. This continues to be the case with the proposed increase in scale to 500 dwellings. A mixture of recreational facilities (new football pitches) and educational provision are proposed to the south of the site directly abutting the A41. It is considered these facilities would effectively buffer the residential element of the scheme

## Whitchurch: Submission

from long range views from the by-pass and beyond. The proposed education and recreational space would include some built development, but could be designed to support open views from the by-pass, offering an appropriate visual transition. The dismantled railway line provides the northern edge to the site, and also provides screening from existing residential properties to the north. It is considered the proposed design and layout of the site would not have a significant adverse impact on either landscape character or local visual amenity.

The northern edge of the site directly abuts onto a public right of way and cycle path which runs in a north western direction towards the railway station and Waymills industrial area. It is therefore considered the site promotes excellent opportunities for pedestrian access to key areas of the town.

The site is within a Sand and Gravel Mineral Safeguarding Area and therefore the council will require a proposal on this site to consider the potential of extracting the mineral prior to commencement of development. There is a relatively high possibility of groundwater flooding on this site, although this is not considered an issue in the promoter's flooding and drainage report. This area will need further analysis in order to support a scheme on this site. The internal heritage comments require any planning application on the site to prepare an archaeological assessment to evaluate the extensive earthwork remains of ridge and furrow.

Overall, this is a large site with good potential for co-ordinated residential development and provision of community facilities, especially sporting facilities and education facilities. The site is Greenfield and if developed would form a significant extension to the town. The southern extent of the site, which is proposed as a mix of recreational and educational provision, abuts the A41 by-pass, which is a natural defensible boundary. The phased approach to the residential element of the scheme is considered appropriate, although further discussions would be needed to establish when the community facilities would come forward and the precise design and layout of the whole site. Significant community support for the proposal has been received at all three SAMDev consultation stages between 2010 and 2013, including the proposed relocation and improvement of the town's football and cricket facilities. The site offers good sustainability characteristics and the proposed scheme offers an opportunity to produce a sustainable mixed-use scheme.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – for up to 500 dwellings, and land dedicated for additional cricket, football and education facilities, and a neighbourhood shop if required.
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## Whitchurch: Submission

<b>Site Ref: WHIT010</b>	<b>Site Name: Orchard Lodge, Bryn Estyn Avenue</b>
<b>Size (ha)</b>	0.39ha
<b>Indicative capacity</b>	8
<b>General location</b>	The site is within the current development boundary of Whitchurch on land to the north-west of the town centre. The site is situated adjacent to Orchard Lodge at Bryn Estyn Avenue, off Chester Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	N/A
<b>Current use</b>	Undeveloped land
<b>Topography</b>	Slopes from north to south towards the canal
<b>Adjoining land uses and boundary features</b>	Residential development on three sides, Greenfields Nature Reserve to the south.
<b>Local highway capacity/ constraints</b>	Access considered acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not considered in the North Shropshire Landscape Assessment.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by Barbers through the SHLAA.
<b>Access to services/employment areas</b>	The site is within easy walking distance of a number of formal and informal recreation facilities and within 1km of the town centre. The main employment area at Waymills is not considered to be within easy walking distance.
<b>Other constraints</b>	Small site which will be a design constraint.
<b>General site related benefits</b>	Site is within the development boundary.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	Site would offer only a minor contribution to the overall residential requirement for Whitchurch.
<b>Other relevant information</b>	N/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Water vole likely to be adjacent to site; Potentially bats on site
<b>Trees</b>	Large site with scattered trees will be design constraint
<b>Environmental</b>	No comments

## Whitchurch: Submission

<b>Health</b>	
<b>Drainage: Watercourse flooding</b>	No comments
<b>Drainage: Surface water flooding</b>	No comments
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No comments
<b>Statutory bodies responses to date</b>	No comments

### Site Assessment Summary

The stage 2a (sustainability appraisal) scores this site positively for access to a local bus service (on Chester Road) and for four of the five services and facilities criteria. The site scores negatively for access to a primary school, but scores positively for flood risk and for its broad landscape sensitivity. Overall the site is considered to have positive sustainability.

The Stage 2b assessment identifies that access to the site is adequate, and that there are no significant concerns raised with regard to heritage, drainage or countryside. However, it is considered the overall scale of the site is too small to allocate for future development. This site is however considered a realistic potential for windfall development over the plan period, although this would obviously be subject to planning approval.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No – considered too small and not necessary to allocate.
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## Whitchurch: Submission

<b>Site Ref:WHIT012</b>	<b>Site Name: Land off Tilstock Road</b>
<b>Size (ha)</b>	1.01ha
<b>Indicative capacity</b>	30
<b>General location</b>	The site lays to the south of the town on a triangular parcel of land between Sir John Talbots School, the B5476 Tilstock Road and the A525 By-Pass.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Agricultural
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Sir John Talbots School to the north, B5476 Tilstock Road to the east and A525 Bypass to the south and west
<b>Local highway capacity/ constraints</b>	Access not currently acceptable but could easily be made to be if development took place. Would need to improve pedestrian/cycle facilities
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	<p>This parcel of land is considered to have a medium to high sensitivity and a low capacity for housing or employment development.</p> <p>The area is a small arable field which has been cut through by the relatively recent Whitchurch bypass with a small remnant close to the busy roundabout to the south. It has a strong mature tree cover on its southern and eastern boundaries which with its overgrown hedgerows form a strong rural backcloth to the roundabout which is the junction of the A41, A525 and B5476 and an important outer gateway to the settlement. The college lies to the north. Whilst the area lacks tranquillity, it forms part of a green buffer between bypass and settlement proper and any structures on the site would be highly prominent so the area is sensitive.</p>
<b>Planning history or designations</b>	None known
<b>Land ownership, land agreements and delivery statements</b>	Land being promoted by agent on behalf of landowner. Site is considered available.
<b>Access to services/employment areas</b>	The sustainability appraisal process has indicated the site does not have easy access to a range of facilities, although it does have very good access to the secondary school. The nearest existing convenience service provision is Tesco in the town centre.
<b>Other constraints</b>	Non identified
<b>General site related benefits</b>	Site could provide additional landscape screening from the Bypass and Tilstock Road, which could also provide storm water retention and attenuation.
<b>Transport and Highways related</b>	New access off Tilstock Road

## Whitchurch: Submission

<b>benefits</b>	
<b>Strategic fit</b>	Site would provide a moderate number of dwellings to meet the overall requirement of 1000 dwellings for Whitchurch between 2006 and 2026.
<b>Other relevant information</b>	Promotional material includes: Phase 1 Ecological Report; Access Statement; Flood Risk Assessment; Draft site layout

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Bats and Great Crested Newts potentially on site
<b>Trees</b>	Two sites scattered trees minor constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	No significant concern
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No significant comments received on this site
<b>Statutory bodies responses to date</b>	No comments

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, but is negative on access to all five of the recreation facilities/services. Whilst the assessment scores the site negatively for access to primary school provision, it is acknowledged that the site is directly adjacent to the Sir John Talbots Secondary School. The site is positive for flood risk and for broad landscape sensitivity and neutral on the majority of the other sustainability considerations. Because of the poor access to facilities, the site is considered to have poor sustainability.

The stage 2b site assessment raises specific concern about the ability of the landscape character to accept new development, although it is acknowledged that the proposed layout

## Whitchurch: Submission

contains an element of landscape buffering to mitigate views from the bypass and Tilstock Road. Access to the site would need to come from a new access off Tilstock Road which is considered in the proposed site layout.

The site is not considered to be highly sustainable, due mainly to the poor pedestrian access to facilities. There are also specific landscape considerations raised by the North Shropshire Landscape Character Assessment, which the site promoter has sought to mitigate through landscape buffering. However, given these considerations and the presence of more appropriate sites elsewhere to meet the overall housing need, it is not considered this site should be preferred for residential development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT013</b>	<b>Site Name: Former Builder's Yard. Liverpool Road</b>
<b>This site has recently been granted approval for 24 dwellings and is therefore no longer considered available to allocate.</b>	

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No – already been granted planning approval

### Recommendation

<b>Preferred option</b>	No – already been granted planning approval
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## Whitchurch: Submission

<b>Site Ref: WHIT014</b>	<b>Site Name: Land north of Edgeley Road</b>
<b>Size (ha)</b>	3.88
<b>Indicative capacity</b>	105
<b>General location</b>	Site is to the south east of Whitchurch, outside but adjacent to the development boundary. Site adjoins the railway line to the east, Edgeley Road to the south/south west, and the dismantled railway line to the north.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Currently designated as open space in NSLP
<b>Topography</b>	Undulating
<b>Adjoining land uses and boundary features</b>	Residential and children's play area to the north of site in Waylands Road/Waylands Close. Waymills Industrial Park is to the west of the site beyond the railway line. The Rugby and Hockey Clubs are on land to the south west of the site.
<b>Local highway capacity/ constraints</b>	More information is required regarding the accessibility of the site from Edgeley Road. Site visits confirm that access to this site from Edgeley Road would be constrained.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	North Shropshire Landscape Study describes this area as having medium capacity for new housing. The site is enclosed and neglected, but with reasonable access from the settlement, with housing development having potential to improve the general appearance of Edgeley House.
<b>Planning history or designations</b>	The area is designated as Open Space in the NSLP
<b>Land ownership, land agreements and delivery statements</b>	Site promoted through SHLAA by agent on behalf of landowner. More information required to determine if site is available.
<b>Access to services/employment areas</b>	Considered to have good access to services and is in easy walking distance of the town's main employment area at Waymills.
<b>Other constraints</b>	Site is currently designated as 'open area' in the North Shropshire Local Plan.
<b>General site related benefits</b>	Site could improve the appearance of Edgeley House. Close to existing residential area and main employment area. Good links to train station.
<b>Transport and Highways related benefits</b>	Could encourage pedestrian access along the existing footpath to the north of the site (the dismantled railway line).
<b>Strategic fit</b>	Site would contribute towards the overall housing supply for the town, and support the delivery of Core Strategy Policy CS3.
<b>Other relevant information</b>	None.
<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments

## Whitchurch: Submission

<b>Biodiversity</b>	Site is considered inappropriate for development as it is a key water vole area and forms part of an environmental network
<b>Trees</b>	TPO'd trees on site removed as part of a planning application
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	0.77% risk: 200-year Deep zone for surface water flooding
<b>Drainage: Surface water flooding</b>	17.37% of site in Intermediate surface water flooding zone 3.07% of site in More surface water flooding zone  Not considered significant
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% susceptibility of groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	Further assessment/modelling would be needed to support any allocation
<b>Community consultation response</b>	No significant comments
<b>Statutory bodies responses to date</b>	See above from EA

### Site Assessment Summary

The stage 2a (sustainability appraisal) site assessment scores this site positively on access to both primary school provision and a local bus service, as well as four of the five services and facilities. The site's broad landscape sensitivity is considered acceptable. The site scores neutrally on flood risk because part of the site is within flood zone 2. Overall the site is considered to have 'fair' sustainability mainly due to its close proximity to services and facilities.

The stage 2b assessment indicates that the site is relatively close to existing residential areas, and benefits from good access to both the town's main employment facilities and to the train station. The site has good access to a range of facilities including the existing primary school. However, there are significant concerns over the capacity of Edgeley Road to provide a suitable access for the scale of growth proposed.

There is also significant concern that development of the site would lead to harm to the local water vole population and would interrupt an important environmental network. The Environment Agency has also stated further assessment work would need to be undertaken with regard to flood risk on the site. Given these significant concerns, and that other more sustainable options are available to support the town's growth, this site is not considered appropriate to take forward as a preferred option for development.

### Conclusion

## Whitchurch: Submission

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

## Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT015</b>	<b>Site Name: Land adjoining Orchard Court, Tarporley Road</b>
<b>Size (ha)</b>	4.55ha
<b>Indicative capacity</b>	135
<b>General location</b>	Site is located to the south of Whitchurch on land to the south of Hill Valley Golf Course and to the east of Tarporley Road. A path provides the eastern boundary to the site.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agricultural / grazing
<b>Topography</b>	Land rises gently to the east
<b>Adjoining land uses and boundary features</b>	Open fields to the east, Tarporley Road to the west, open field directly to the north (Hill Valley Golf Course beyond that). Land wraps around the farm houses to the east of the site.
<b>Local highway capacity/ constraints</b>	Access not currently considered suitable but could be made to be through the proposed scale of development. May require footway/cycleway improvements on Tarporley road
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site considered to have high landscape sensitivity and low capacity for housing.</p> <p>The site consists of a group of small pasture fields on sloping ground on the northern edge of Whitchurch. It adjoins a larger, flatter, wetter area of pasture. Together they form a significant local focal point and landscape resource. This site also provides footpath access to these two sites, especially to the large pond on the eastern boundary of this site. Many houses on higher ground, to both east and west, enjoy views over this tranquil rural enclosed landscape. Its significance is highlighted by its local designation as Open Area, indicative of the contribution it makes to the setting and character of the town. It also forms part of the rural setting to the northern B5476 approach to the town complementing the farmhouse on the eastern side of the road which is the first house in the settlement and an appropriate introduction to the town.</p>
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Site proposed through the SHLAA . Site in one ownership, Considered available.
<b>Access to services/employment areas</b>	Site is approx. 800 meters from town centre and the main services and facilities. It is acknowledged however that planning approval has been granted for a new Sainsbury's supermarket at London Road which is considered within easy walking distance and offering strong potential to encourage cycle and pedestrian movements. The town's main employment area and school provision are not considered to be within easy walking distance.

## Whitchurch: Submission

<b>Other constraints</b>	Site designated as part of a wider 'open area' in the North Shropshire Local Plan to reflect its significant landscape value in the setting of the town.
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	Opportunity to encourage pedestrian access via existing footpath to town centre and new retail facilities at London Road
<b>Strategic fit</b>	The site has the potential to accommodate a significant residential proposal on the edge of the current development boundary contributing to Core Strategy Policy CS3. Development of this site has potential to negatively impact on Core Strategy policy CS17 (open space).
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Bats, Water Vole and Otters potentially present. Phase 1 habitat assessment required. Part of environmental network.
<b>Trees</b>	Limited tree constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No concerns
<b>Drainage: Surface water flooding</b>	No concerns
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Comments raised about the landscape importance of the land north of London Road
<b>Statutory bodies responses to date</b>	No comments

## Site Assessment Summary

Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the four access to facility considerations. The site scores well in relation to flood risk and broad landscape sensitivity. The site scores negatively for its impact on the loss of amenity green space. The site is not considered to be in easy walking distance of a primary school. Overall the site is not considered to be sustainable.

## Whitchurch: Submission

The Stage 2b assessment highlights the significant concern over landscape character and visual impact, and the associated concern over the loss of an open amenity area. Whilst the scale of development proposed is considered suitable for achieving a new access off Tarporley Road, the scale of development considered possible on this site (135 dwellings at 30dph) is considered to be too large to be accommodated appropriately on this site without having significant adverse landscape and visual impacts.

Overall, whilst the site is considered to be deliverable and with potential to accommodate a suitable access on to Tarporley Road, the potential scale of development on this site is not considered to be appropriate, especially considering the significant landscape and visual impacts. There are considered to be more sustainable sites in other areas of the town to meet the overall need. Therefore, development in this area could only be considered to be realistic option on a much smaller scale.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT016</b>	<b>Site Name: Land off the Firs, Chester Road</b>
<b>Size (ha)</b>	0.71
<b>Indicative capacity</b>	20
<b>General location</b>	Site is located within the current development boundary
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Open area
<b>Topography</b>	
<b>Adjoining land uses and boundary features</b>	Residential to the south, east and north; open area to the west
<b>Local highway capacity/ constraints</b>	Access considered suitable
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not considered within the North Shropshire Landscape Sensitivity Study. Broad landscape character assessment indicates the site to have low sensitivity.
<b>Planning history or designations</b>	Not known
<b>Land ownership, land agreements and delivery statements</b>	Site promoted through SHLAA
<b>Access to services/employment areas</b>	Site is within the current development boundary to the town and is therefore considered to have good access to the town centre.
<b>Other constraints</b>	Site considered part of the Canal Restoration area in the North Shropshire Local Plan (Policy T4). This policy has since been replaced by Policy CS16 of the Shropshire Core Strategy.
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Site would offer only a small contribution to the overall level of housing development needed for Whitchurch. Development of the site could adversely impact on Core Strategy policies CS16 and CS17.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Some large trees on site.

## Whitchurch: Submission

	<p>Key part of environmental network into town centre, known key area for water vole and otter. High public use.</p> <p>Given the level and significance of ecological constraint, it is recommended not to take this site forward as a preferred option.</p>
<b>Trees</b>	significant trees on site
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No comments
<b>Drainage: Surface water flooding</b>	45 % site in Intermediate and low zone for surface water flooding. This is considered to have a major impact on design and layout on site. Significant concern of surface water flooding.
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	This is a very low lying wet area bordering Whitchurch Waterway Country Park and seems totally unsuitable for development considering the flood risk. The parcel also borders Staggs Brook which is a known site for Water Vole, a protected species. Water vole use the stream corridor and bordering land for feeding and breeding. An application has been made for the Staggs Brook and up to 10m of land either side to be designated as a Wildlife Site.
<b>Environment Agency</b>	No comments
<b>Community consultation response</b>	The landscape and recreational value of the north-western part of the town was highlighted as areas for protection from development
<b>Statutory bodies responses to date</b>	No comments

## Site Assessment Summary

The stage 2a (Sustainability Appraisal) stage scores this site positively for access to a local bus service (on Chester Road) and to four of the five facilities. It scores negatively for access to a primary school and for the potential impact on amenity green space. Overall the site is considered to be sustainable for access to services, but not for impact on flood risk and amenity.

The stage 2b assessment has highlighted significant concerns over this site with regard to its potential impact on local ecology, in particular water voles, and wider recreation and amenity. Consultee comments from the Planning Ecologist, the Countryside Access Team and the County Drainage Team all raise significant concerns. Overall, despite the adequate

## Whitchurch: Submission

access and being close to services, it is not considered this site offers a sustainable option for future development and is therefore not considered as a preferred option.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT018</b>	<b>Site Name: Land off Liverpool Road</b>
<p>The majority of this site (north of Liverpool Road) has already been granted planning permission for 75 bed residential care home, and no longer considered available for allocation.</p> <p>The remainder of the site (the former abattoir site south of Liverpool Road) is included within the site assessment of WHIT008.</p>	

### Conclusion

<b>Potential windfall site</b>	No - already been granted planning approval
<b>Realistic site</b>	No- already been granted planning approval

### Recommendation

<b>Preferred option</b>	No - already been granted planning approval
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## Whitchurch: Submission

<b>Site Ref: WHIT020</b>	<b>Site Name: Land West of Mill Park</b>
<b>This site has already been granted planning permission, and on the site visit to the site is confirmed to be currently under construction.</b>	
<b>No longer considered available for allocation</b>	

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No – Already being developed
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## Whitchurch: Submission

<b>Site Ref: WHIT021</b>	<b>Site Name: Land at Alport Road/Black Park Road</b>
<b>Size (ha)</b>	12.47ha (includes proposed link road)
<b>Indicative capacity</b>	340
<b>General location</b>	Site is located to the north west of Whitchurch town centre. The dismantle railway line provides the northern boundary to the site, with Yorkings Park Football Ground and George Street to the south, Black Park Road to the east and Alport Road to the West.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Pasture
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Whitchurch Alport FC ground and residential development to the south (George Street, Blackmere Close) Alport Road to the west
<b>Local highway capacity/ constraints</b>	Development of the full site would require full construction of Black Park Road to Station Road Link. Some small scale development could be accommodated off Alport Road access without the need for new link road, although a new Transport Assessment would be required to support any proposal. A main access off George Street is not considered suitable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The North Shropshire Landscape Sensitivity Study did not assess this site. The stage 2a site landscape site assessment found there to be moderate sensitivity on the Black Park Road part of the site.
<b>Planning history or designations</b>	Site is currently allocated for development of approx 340 dwellings in the North Shropshire Local Plan. A planning application was submitted in 2007 on this site, but has failed to be approved due to the lack of resolution over a Section 106 agreement for the construction of the Station Road link.
<b>Land ownership, land agreements and delivery statements</b>	<p>The deliverability of the full extent of this site is a significant concern. The full site was allocated in the 2005 North Shropshire Local Plan for development of around 340 dwellings over two phases. However, a requirement was paced on the scheme to deliver the full construction of a link road from Black Park Road to Station Road to facilitate the larger Black Park Road phase. Whilst a planning application was submitted to the Council in 2008, the developers have cited significant feasibility issues regarding the construction of the proposed link road. Discussions have taken place between the Council and the developer regarding the potential to develop a smaller part of the site to be accessed off Alport Road without the need to develop the link road.</p> <p>In reassessing the site, the highways requirement for the full construction of the Black Park Road / Station Road link continues to be a requirement of a preferred scheme. Given past discussions regarding feasibility and the current lack of developer interest on the full site, there are significant concerns over deliverability of a comprehensive scheme.</p>

## Whitchurch: Submission

	Given the above assessment, it is not considered the development of the full comprehensive site at Alport / Black Park Road is deliverable within a reasonable time period. The deliverability of a smaller scheme with access off Alport Road, without the need to develop a link road, is considered deliverable subject to further landowner/developer discussion and the completion of a new Transport Assessment.
<b>Access to services/employment areas</b>	The site is considered to be within easy walking distance of the town centre. The development of the proposed Sainsbury's supermarket at London Road would further increase the site's access to service provision. The site is also within easy walking distance of Whitchurch train station and the town's major employment area at Waymills
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	Dismantled railway line offers a northern defensible boundary. If deliverable, the site would develop a significant new access road, helping to ease transport capacity around the north-west of the town.
<b>Transport and Highways related benefits</b>	Site is well related to the town centre, and considered to be within easy walking distance.
<b>Strategic fit</b>	The whole site could form a major extension to the Town and make a significant contribution to the overall housing target for the town up to 2026.
<b>Other relevant information</b>	No new site promotional information submitted during SAMDev process so far, but considerable background work completed as part of the extant planning application.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Water vole adjacent and GCN within site. Ponds within 100m and known GCN present. Otters potentially present. Phase 1 habitat survey required Potentially part of the environmental network
<b>Trees</b>	No tree constraints
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	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.
<b>Community</b>	Summary results/issues arising from consultations at the SAMDev Plan Preferred

## Whitchurch: Submission

<b>consultation response</b>	Options/Revised Preferred Options stages are set out in the Consultation Statement.
<b>Statutory bodies responses to date</b>	See comments under EA above.

### Site Assessment Summary

The stage 2a site assessment (sustainability appraisal) is positive for access to bus services, but only on the Alport Road side of the site. The site scores well in relation to two of the five facilities criteria being within easy walking distance of amenity green space and children's play area. The site is not considered to be subject to flood risk or have significant landscape impact considerations. Overall the site is considered to have an average sustainability.

The stage 2b site assessment has raised significant concern over the deliverability of the full site, due to the overriding requirement for any scheme to develop and finance the full construction of a Black Park/Station Road Link to provide a new access to the majority of the site. The feasibility of the construction of the link road has been the overriding factor in the lack of progress on this allocated site since 2007. Having weighed up the concerns, it is considered the site in its totality can no longer be considered deliverable because of the feasibility concerns over the development of the link road.

Discussions have been on-going between potential developers and the council regarding the potential for a smaller residential scheme on land of Alport Road. This land is currently proposed as Phase 2 of the allocated site in the North Shropshire Local Plan. In principle there is potential to access this smaller scheme off Alport Road, although a new Transport Assessment would be required to determine the capacity of this access point. It is considered that a smaller site to be accessed Alport Road could provide a reasonably sized and sustainable scheme, benefitting from good access to services and facilities. With this in mind, recognising the broadly sustainable nature of the site and acknowledging the deliverability concerns of the full site, it is proposed to prefer a small scheme of around 60 dwellings with an access off Alport Road. The continued preference for this site would be subject to a completed Transport Assessment.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – but for a smaller scheme of around 60 dwellings with an access of Alport Road
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## Whitchurch: Submission

<b>Site Ref: WHIT025</b>	<b>Site Name: Land off Terrick Road</b>
<b>Site is now included as part of WHIT028.</b>	

### Site Assessment Summary

Site is included as part of the assessment of WHIT028 as the two sites are being considered together.

### Conclusion

<b>Potential windfall site</b>	See assessment of WHIT028
<b>Realistic site</b>	See assessment of WHIT028

### Recommendation

<b>Preferred option</b>	See assessment of WHIT028
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## Whitchurch: Submission

<b>Site Ref: WHIT027</b>	<b>Site Name: Land at the Oaklands</b>
<p><b>Please note:</b>  <b>In 2012 WHIT027 was assessed individually for housing and was not preferred for housing development. This site assessment is included below for reference.</b></p> <p><b>In 2013 WHIT027 was actively promoted alongside WHIT029 as a mixed use scheme to include approx. 9ha of employment land at around 60 dwellings. The residential element of this scheme has been assessed separately as WHIT051. The remainder of the site which includes the majority of WHIT029 and all of WHIT027 has been assessed separately and can be viewed under the site assessment for WHIT029 in this document.</b></p>	
<b>Size (ha)</b>	2.14
<b>Indicative capacity</b>	60
<b>General location</b>	The site is located to the east of the town on land opposite the Waymills Industrial Park. The site takes in land currently occupied by the Brooklands House and a parcel of land to the east.
<b>Brownfield or Greenfield</b>	Greenfield / brownfield (farm buildings)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	N/a
<b>Current use</b>	Farm buildings currently occupied by land owner. Greenfield site is currently open farm land
<b>Topography</b>	Relatively flat
<b>Adjoining land uses and boundary features</b>	Waymills to the south and open land to the north, east and west. Boundary to the south is tree lined.
<b>Local highway capacity/ constraints</b>	Waymills is considered to be a busy road, but access is considered to be achievable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not accessed through North Shropshire Landscape Character Study. Broad landscape sensitivity is considered to be low. The tree lining along the boundary to the south enables a buffer. No northerly defensible boundary.
<b>Planning history or designations</b>	Not known
<b>Land ownership, land agreements and delivery statements</b>	Land has been promoted through the SHLAA on behalf of landowner. Uncertain if Brooklands Farm Building are available as part of the site.
<b>Access to services/employment areas</b>	Site is within easy walking distance of the railway station and town's main employment area. The site is approx. 1km from town centre.
<b>Other constraints</b>	Site sits approx. 160m from edge of residential area to the west, and is divorced from the settlement. Would only be considered well related to the settlement if other sites were to come forward as well to the west of the site and east of the current Mill Park development.
<b>General site related benefits</b>	Close to employment area and rail station

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<b>Transport and Highways related benefits</b>	Opportunity to seek pedestrian and cycle improvements along Waymills/ rail Station, particularly at the rail bridge.
<b>Strategic fit</b>	Site could contribute modestly to the overall housing requirement for Whitchurch, Site could form part of a wider scheme for commercial uses if required to help satisfy the need to find approx. 15 ha of employment land for the town.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comment
<b>Biodiversity</b>	Water vole and bats potentially present on site. Phase 1 habitats survey required
<b>Trees</b>	There are a few TPO'd trees adjacent.
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	4.67% of site in Intermediate zone for surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 50% and 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

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

### Site Assessment Summary

The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to one of the five facilities. The site scored negatively for its access to a primary school but in doing so it is acknowledged the town's current primary school provision is within 600meters of the site and, on balance, well related. The site scores neutrally for most of the other criteria, except impact on agricultural land where it scores negatively.

As the surrounding land is not proposed as a preferred housing option, it continues to be considered that the site is not well related to the settlement's main residential areas. The land surrounding this site is being considered for employment development and there may therefore be an opportunity to include this land within any wider employment allocation. However, as things stand, and on the basis that there are more preferable sites to accommodate the residential requirement for Whitchurch up to 2026, this site is not

## Whitchurch: Submission

preferred for residential use, but is considered a realistic option for a wider employment site in this area if required..

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT028/09 / WHIT025</b>	<b>Site Name: Land at Hill Valley Golf Course, Tarporley Road</b>
<b>Size (ha)</b>	10.55
<b>Indicative capacity</b>	144 (based on proposed masterplan)
<b>General location</b>	Site is to the north of Whitchurch town centre, to the South of Hill Valley Golf Course. The proposed site forms a 'strip' between Tarporley Road to the west and Clayton Drive to the east. To the south of the site is open green land. The site is currently identified as 'Open Area' in the North Shropshire Local Plan.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Open area
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Tarporley Road to the west, Hill Valley Golf Course to the north, residential properties to the east and open land to the south. The dismantled railway line runs through the site.
<b>Local highway capacity/ constraints</b>	Access off Tarporley Road is not currently considered suitable, but could easily be made to be via improvements at the development scaled proposed. A secondary emergency access is proposed on to Terrick Road at the eastern part of the site.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The proposed site falls into two landscape character areas as assessed in the North Shropshire Landscape Sensitivity Study.</p> <p>The western part of the site is within landscape character area NSWh1-10, which is considered to be of high sensitivity with low capacity for housing or employment development. The eastern part of the site is within landscape character area NSWh1-11, which is considered to have high landscape sensitivity with low / medium capacity for housing or employment development.</p> <p>The landscape appraisal of these character areas recognises the area's role as a focal point for views from many houses, as well as its role within the setting of the town.</p>
<b>Planning history or designations</b>	Around 70% of the proposed site (southern part) is identified as 'Open Area' in the North Shropshire Local Plan.
<b>Land ownership, land agreements and delivery statements</b>	Land is owned and being promoted by Macdonald's Hotels. The site is therefore considered available and deliverable.
<b>Access to services/employment areas</b>	The site offers some potential to encourage pedestrian access into town, but is not within easy walking distance of many services. The proposed new supermarket at London Road would enhance this when built. The site does not offer significant potential for pedestrian access to either the railway

## Whitchurch: Submission

	station or the town's main employment area at Waymills
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	The site has potential to accommodate a significant amount of the overall residential requirement in Whitchurch up to 2026. However, potential concerns over landscape impact could cause conflict with Core Strategy policy CS17: Environmental Networks.
<b>Other relevant information</b>	The site promoter has submitted a masterplan layout, ecological survey and Transport Assessment

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Water vole, bats, otter and Great Crested Newt potentially present on site. Phase 1 Habitat Survey required
<b>Trees</b>	Limiting tree constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	No significant concerns
<b>Drainage: Groundwater flooding</b>	Greater than 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Comments raised about the landscape importance of the land north of London Road
<b>Statutory bodies responses to date</b>	N/A

### Site Assessment Summary

Stage 2a (sustainability assessment) is positive for the sites access to a bus service, but only scored positively on one of the five access to recreation facility considerations. The site scores well in relation to flood risk, but the northern part of the site scored only moderately on landscape sensitivity. The site is not considered to be in easy walking distance of a primary school. Overall the site is considered to have poor sustainability.

## Whitchurch: Submission

The stage 2b assessment has raised further concerns about the landscape and visual impact of the site, with the North Shropshire Landscape Sensitivity Assessment acknowledging the highly sensitive nature of the site, especially on the western side of the site where the proposed access to the site would be. The assessment recognises that this area acts as a focal point for views.

Overall, whilst the site is considered to be deliverable and with potential to accommodate a suitable access on to Tarporley Road, the layout and scale of the proposed scheme is not considered to be a preferred option for future development because of the significant landscape and visual impacts, and that there are other more sustainable sites in other areas of the town. Therefore, development in this area could only be considered to be realistic option on a much smaller scale.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref:WHIT029</b>	<b>Site Name: Land at the Oaklands Farm</b>
<p><b>Please note:</b>  This site was accessed as a mixed use scheme for around 170 dwellings and 9 hectares of employment land in 2012. In 2013 WHIT029 was actively promoted alongside WHIT027 as a mixed use scheme to include approx. 9ha of employment land at around 60 dwellings. The residential element of this scheme has been assessed separately as WHIT051. The remainder of the site which includes the majority of WHIT029 and all of WHIT027 has been assessed separately and can be viewed under the site assessment for WHIT029 below.</p>	
<b>Size (ha)</b>	9ha
<b>Indicative capacity</b>	9ha of employment land / 270 dwellings
<b>General location</b>	The site is on the eastern side of Whitchurch, north of Waymills Industrial Park and east of existing residential development at Mill Park. The site surrounds, but does not include, the Oaklands Farm which is being promoted separately. The northern extent of the site is bounded by a public footpath.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Arable farming
<b>Topography</b>	Undulating
<b>Adjoining land uses and boundary features</b>	Some residential development adjacent to the site's eastern boundary (Shropshire Home's Mill Park development). Farm land to the north of the site
<b>Local highway capacity/ constraints</b>	Access not currently considered acceptable, but could easily be made so depending on the scale of development.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The majority of this site is included within Character area NSWh 15 – 201 and is considered to be of low to medium sensitivity with medium to high capacity for housing development.</p> <p>The site consists of pastoral fields with a gently undulating landform which becomes more pronounced to the north west as it falls to a minor watercourse. Arable land rises to the north which helps to enclose the area. The area lies on the north eastern edge of the settlement with housing and commercial uses to the south and railway and further housing to the west. It is visible from the B5398 and A525 approaches and from the railway. It is seen against settlement when viewed from the north and east and against some settlement and lighting on the A525 roundabout when viewed from the west. The most sensitive edge is to the east as this runs across a field.</p>
<b>Planning history or designations</b>	n/a

## Whitchurch: Submission

<b>Land ownership, land agreements and delivery statements</b>	Site being promoted by agent on behalf of landowners. Site considered available and deliverable.
<b>Access to services/employment areas</b>	Site provides good access to existing primary school provision and employment area in Waymills.
<b>Other constraints</b>	There is a lack of defensible boundary to the northern extent of the site.
<b>General site related benefits</b>	Scheme offers a significant employment land provision in line with the aspirations of the town.
<b>Transport and Highways related benefits</b>	Development of the scale proposed could facilitate cycle and footpath improvements along Waymills, especially around the railway bridge.
<b>Strategic fit</b>	Site offers the potential to fulfil a significant proportion of the employment requirement for Whitchurch.
<b>Other relevant information</b>	Shropshire Employment Land Review (ELR) 2011 has assessed the proposed employment section of the site against employment-land specific criteria. The ELR has been used as evidence base in the assessment of this site separately.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Water vole adjacent Bats, Great Crested Newts and Otters also potentially present on site Part of environmental network Phase 1 habitat survey required
<b>Trees</b>	boundary trees
<b>Environmental Health</b>	no comment
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	6.40% of site in intermediate zone for surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 50% and 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	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.

<b>Community consultation response</b>	Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies</b>	See above from Environment Agency

## Whitchurch: Submission

<b>responses to date</b>	
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### Site Assessment Summary

The stage 2a (sustainability appraisal) scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.

The stage 2b assessment raises no significant concern over the landscape sensitivity of the site. Access could be made viable at the proposed development rate. Some concern is raised regarding the lack of a defined boundary to the north of the site.

The scheme is proposed for approximately 9 hectares of employment land to the eastern side of the site. The ELR scores this site highly in terms of its potential to accommodate future employment development for Whitchurch. The sustainability of the site is considered to be high. It is considered careful thought needs to be given to any proposed uses to the west of the site's boundary, given the potential heavy employment nature of the uses on this site.

It is considered that this site should be allocated for around 9ha of employment land to represent the major extension of the town's employment area at Waymills. Further consideration is given to the adjoining site in the site assessment for WHIT051.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – for B2 and B8 employment land only.
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## Whitchurch: Submission

<b>Site Ref:WHIT030/09</b>	<b>Site Name: Land north of Wrexham Road</b>
<b>Size (ha)</b>	1.55ha
<b>Indicative capacity</b>	40
<b>General location</b>	Site is directly north of Wrexham Road on the west side of Whitchurch. Site adjoins existing residential development to the east and extends to the canal to the north.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	North eastern part of site is in MSA
<b>Current use</b>	Arable
<b>Topography</b>	Slopes towards the canal spur to the north.
<b>Adjoining land uses and boundary features</b>	Residential to the east (Chemistry); some small scale residential to the west; canal to the north; Wrexham Road to the south
<b>Local highway capacity/ constraints</b>	<p>Access not currently acceptable, but may be achievable if full site was developed. Site promotion material has suggested that suitable access can be achieved via a mini-roundabout into the site from Wrexham Road. In addition, it is proposed a further mini-roundabout is created at the nearby access to Chemistry from Wrexham Road to alleviate the perceived existing inadequate access.</p> <p>It is considered that any further development along Wrexham Road would require highway improvements along the Wrexham Road stretch into town (eastbound) to mitigate traffic capacity concerns.</p>
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site is considered to be of high/medium sensitivity and that it has a low to medium capacity for new housing.</p> <p>The open valley side acts as a corridor into the town and the setting of the canal is the most sensitive issue relating to the site. The open green valley side setting of the canal should be retained.</p>
<b>Planning history or designations</b>	Site was promoted as a development option for the North Shropshire Local Plan 2005, but was not allocated.
<b>Land ownership, land agreements and delivery statements</b>	Land is being promoted by the landowner through a planning agent. Site is considered available for development.
<b>Access to services/employment areas</b>	<p>Access to main services would be along either eastbound along Wrexham Road into the town centre or westbound via the A41 by-pass. A convenience shop is located along Wrexham Road within walking distance of the site.</p> <p>Wrexham Road currently only has a footpath on the development side (northern side) of the road. Road access along Wrexham Road into town is constrained by parked cars on both sides of the road.</p>
<b>Other constraints</b>	Mature tree on site; likely presence of water voles and bats
<b>General site related</b>	The site could offer small scale development which is not reliant upon

## Whitchurch: Submission

<b>benefits</b>	pedestrian access to the town centre along Wrexham Road. Site promoter has cited the potential community benefit that development on the site could open up further pedestrian access through the site to the canal as part of wider canal improvements being proposed by the Whitchurch Waterways Trust. Development could also provide enhanced path links north to the Greenfields Nature Reserve.
<b>Transport and Highways related benefits</b>	Access improvements necessary to make the site developable could also help to alleviate existing junction issues into Chemistry from Wrexham Road
<b>Strategic fit</b>	Site has the scope to make a moderate contribution to the Whitchurch housing growth target up to 2026, and contributing to delivering Core Strategy policy CS3;  Potential for offering enhancements to the local environmental network into the town centre, and to local tourism therefore contributing to Core Strategy policies CS16 and CS17.
<b>Other relevant information</b>	Phase 1 Habitat Survey and site promotion document.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	The canal (adjacent to the site's northern boundary) should be included in the environmental network; Protected species water vole adjacent; Also likely to be present are bats and otters.
<b>Trees</b>	Scattered trees may be a design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Several views expressing concern about additional housing development along Wrexham Road and in the Chemistry area.
<b>Statutory bodies responses to date</b>	N/a

## Whitchurch: Submission

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment is positive for access to a bus service and for two of the five facilities. The site also scores positively for flood risk and broad landscape sensitivity. The site scores negatively for access to primary school, and is considered to be neutral on the majority of other sustainability criteria. Overall sustainability of the site is considered to be average.

The stage 2b assessment has highlighted potential concerns over highway capacity and detailed landscape sensitivity. The landscape sensitivity assessment indicates that the site has low / medium potential for new housing development, mainly due to the site's role in maintaining an open setting for the canal. It is therefore acknowledged that development will inevitably have some impact on the setting of the canal. Whilst the proposed scheme is of a relatively modest scale (approx. 40) and incorporates an open space buffer zone between the proposed development and the canal, this remains an overall concern.

Access into the site could be made acceptable, but there are uncertainties if the desired improvements are viable at the proposed development scale. In addition, there is concern that any further development in the Wrexham Road / Chemistry area would need to include highway capacity improvements along Wrexham Road, especially at specific 'pinch points'.

Overall, whilst this site does offer the potential for tourism associated community benefit, it is considered that these proposals are not sufficiently advanced or detailed to outweigh the potential landscape and highway impact considerations associated with the site. This site is therefore not preferred at this stage.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT032 / 038</b>	<b>Site Name: Land north of Fairfields</b>
<b>Size (ha)</b>	Combined site is 2.2ha
<b>Indicative capacity</b>	65
<b>General location</b>	Site is located to the north-west of Whitchurch, approximately 1km from the town centre. Site consists of a field parcel enclosed by Fairfields to the south, and residential property along Tarporley Road to the east, and Linden Court to the north. Directly to the west of the site is a parcel of land also promoted known as 'land north of the Beeches'
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Pasture
<b>Topography</b>	Undulating
<b>Adjoining land uses and boundary features</b>	Site is located to the north-west of Whitchurch, approximately 1km from the town centre. Site consists of a field parcel enclosed by Fairfields to the south, and residential property along Tarporley Road to the east, and Linden Court to the north. Directly to the west of the site is a parcel of land also promoted known as 'land north of the Beeches'.
<b>Local highway capacity/ constraints</b>	More information needed to determine if access is suitable. It is assumed access will be through the Beeches off Chester Road. WHIT032 would need to come forward first to unlock this access. Access point is considered constrained for a large development, but more info required from promoter.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The site is part of landscape character area NSWh2 – 12 in the North Shropshire Landscape Character Study. The whole character parcel is considered to have medium sensitivity and a medium capacity for new housing development. The particular parcels of land would be well screened from Chester Road and Tarporley Road by the existing development.
<b>Planning history or designations</b>	Not known
<b>Land ownership, land agreements and delivery statements</b>	Land proposed by landowners. Considered available. No delivery statement
<b>Access to services/employment areas</b>	Site is approx. 1km from the town centre. Main employment area at Waymills on the eastern side of town.
<b>Other constraints</b>	No road frontage to the scheme as the land is effectively back-land development, making potentially needed improvements to the access point difficult.
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified

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<b>Strategic fit</b>	Site could offer a significantly sized scheme of approx. 65 dwellings towards the overall target for Whitchurch.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Bats, Great Crested Newts and reptiles potentially present. Phase 1 Habitat survey required. Part of Environmental Network.
<b>Trees</b>	Limited tree constraints
<b>Environmental Health</b>	No comment
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	No significant concern
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Some views expressed about the need to protect the openness of the land around Pear Tree Lane and Chester Avenue.
<b>Statutory bodies responses to date</b>	n/a

## Site Assessment Summary

The proposed site covers two SHLAA sites, namely WHIT032 and WHIT038. WHIT032 is land north of the Beeches and WHIT038 is land east of this on the land north of Fairfields. These parcels of land have been promoted jointly.

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service. The eastern part of the site score positively on three of the five facilities whilst the western part of the site scores positively on two of the five. No part of the site scores positively for access to a primary school. All parts of the site score positively on landscape sensitivity and flood risk, but are negative on the impact on agricultural land (grade 2). Overall the site is considered to have an average sustainability.

The stage 2b assessment indicates that further information on the site's access is required. It is assumed that access will be made through the Beeches off Chester Road which is likely

## Whitchurch: Submission

to need enhancements for the scale of growth proposed. The land is considered to be well screened Chester Road, but would effectively lead to back-land development.

Overall, whilst the site is considered to be broadly sustainable, and a realistic option for some development, there is concern that the access will not be suitable for the scale of potential growth proposed and the site does present any significant accompanying strategic benefits. Whilst the site would offer a contained scheme, it would also constitute back-land development. It is considered that there are more sustainable sites elsewhere in order to meet the defined housing need of Whitchurch up to 2026.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT033</b>	<b>Site Name: Land at Mill Park</b>
<b>Size (ha)</b>	0.57
<b>Indicative capacity</b>	15
<b>General location</b>	Site is on the east of Whitchurch, east of the railway line on land directly to the north of the existing recent development at Mill Park.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Agricultural
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Existing residential development to the south at Mill Park; open greenfield land to the north and east; railway to the west with Station beyond that.
<b>Local highway capacity/ constraints</b>	Site is considered to have suitable accessibility from Waymills through the existing development at Mill Park.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site is within Character area NSWh 15 – 201 and is considered to be of low to medium sensitivity with medium to high capacity for housing development.</p> <p>The site consists of pastoral fields with a gently undulating landform which becomes more pronounced to the north west as it falls to a minor watercourse. Arable land rises to the north which helps to enclose the area. There is some tree cover notably along the water course and scattered elsewhere but the hedges are low and the eastern boundary runs across a field.</p> <p>The area lies on the north eastern edge of the settlement with housing and commercial uses to the south and railway and further housing to the west. It is visible from the B5398 and A525 approaches and from the railway. It is seen against settlement when viewed from the north and east and against some settlement and lighting on the A525 roundabout when viewed from the west. The most sensitive edge is to the east as this runs across a field.</p>
<b>Planning history or designations</b>	A parcel of land to the south of the site has been completed for small scale residential development. A further parcel of land to the east of the existing developed site is currently being developed for housing.
<b>Land ownership, land agreements and delivery statements</b>	Site is promoted by Shropshire Homes, who have also developed the land to the south at Mill Park. The site is considered deliverable within the first five years of the plan.
<b>Access to services/employment areas</b>	The site has excellent access to railway station to the west and to main employment area at Waymills to the south. Site is considered within easy walking distance of the town centre.
<b>Other constraints</b>	No significant constraints identified

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<b>General site related benefits</b>	Site could round off and finish the existing developed area to the south.
<b>Transport and Highways related benefits</b>	Development would exploit exiting access roads
<b>Strategic fit</b>	The site could accommodate a modest residential scheme and would therefore make a small contribution to the overall scale of growth proposed for Whitchurch
<b>Other relevant information</b>	None provided

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Phase 1 Environmental Appraisal required. Water voles potentially present on site and would need to be considered at planning application.
<b>Trees</b>	Boundary trees may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	No significant concern
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of site susceptible
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	3.5% of site in Flood Zone 3

<b>Community consultation response</b>	At Preferred Options stage there were 43 respondents with a substantial majority (35 out of 43 (81%)) supporting the inclusion of this site as it has good access and would round off the current development. A few respondents stated that they would support the development of the site if and when the housing is need. One respondent commented that there is some nature conservation sensitivity given its location adjoining a minor watercourse.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (Sustainability Appraisal) process In terms of sustainability considerations the site scores well in terms of its relation to existing Primary School provision, bus services, open space, semi-natural green space and children's play area. The site has no identified flooding or drainage issues and has low sensitivity to landscape impacts and visual amenity. Overall the site is considered to have good sustainability.

## Whitchurch: Submission

The stage 2b assessment considers this site to have suitable access through the existing Mill Park development. It is also considered the site has low landscape sensitivity and therefore has a medium to high capacity to accommodate new housing. Whilst no specific Phase 1 environmental report has been produced, it is considered suitable for this work to be carried out to support a planning application on this site.

Whilst the site offers a small scale proposal, it is considered to be of a suitable scale for the surrounding area and offers the potential to 'round off' and complete the existing development at Mill Park. The site offers excellent opportunities for pedestrian access to the town's main employment area (Waymills) and to the railway station. The town centre is located approximately 10 minutes' walk to the west of the site along a good footpath. There are no overriding constraints with this site.

Since this assessment and the publication of the Preferred Options document in 2012 planning approval has been granted on this site for 13 dwellings (12/04721/FUL).

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – for around 13 dwellings to 'round off' the current development at Mill Park (permission now granted on site)
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## Whitchurch: Submission

<b>Site Ref: WHIT034</b>	<b>Site Name: Land at Sherrymill Hill</b>
<b>Size (ha)</b>	0.29
<b>Indicative capacity</b>	9
<b>General location</b>	The site is a disused Scottish Power depot. The site is located to the north of Sherrymill Hill approx. 500m from the town centre.
<b>Brownfield or Greenfield</b>	Brownfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Disused Scottish Power depot
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Site is bounded by trees on three sides. Sherrymill Hill is to the south of the site and would provide the access point. Residential development at Roman Way to the north of the site.
<b>Local highway capacity/ constraints</b>	Access considered acceptable and with good opportunities for cycle improvements on Sherrymill Hill and possibly to the north of the site at Roman Way
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	No landscape character assessment done on site. Site is a brownfield site within town development boundary. Considered to have low landscape sensitivity.
<b>Planning history or designations</b>	Brownfield site. Site within the Canal Restoration zone contained in the North Shropshire Local Plan.
<b>Land ownership, land agreements and delivery statements</b>	Site owned by Scottish Power. Considered available for development
<b>Access to services/employment areas</b>	Site is considered to be within easy walking distance of the town centre
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	Development on this site would make use of a brownfield site within the current development boundary.
<b>Transport and Highways related benefits</b>	Close to town centre. Offers opportunities for cycle and pedestrian movements.
<b>Strategic fit</b>	Small site, but would contribute towards the re-use of land, which would positively contribute to Core Strategy policy CS6.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Bats and reptiles potentially present Phase 1 ecological survey required
<b>Trees</b>	No tree constraints

## Whitchurch: Submission

<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	37.02% of site in Flood Zone 3a Considered significant
<b>Drainage: Surface water flooding</b>	40.38% of site in intermediate zone for surface water flooding 13.46 % of site in highest zone of flooding Considered potentially significant
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	Considered that more modelling is needed to determine flood risk.

<b>Community consultation response</b>	No specific comments on this site
<b>Statutory bodies responses to date</b>	See comments from Environment Agency above

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to all five of the recreation facilities. The site scores negatively for access to a primary school and for being within the buffer zone of both the town's conservation area and Scheduled Ancient Monument. The western extent of the site is also within semi natural open space. Overall, the site is considered to have a good sustainability in terms of its proximity to services.

The stage 2 b site assessments has indicated that access is achievable into the site and that landscape sensitivity is low. The site is well located for accessing services in the town centre, and is considered to encourage pedestrian and cycle movements. However, there is concern that a large proportion of this site (40%) has the potential to flooding from surface and watercourse flooding. This could further reduce the developable area of the site. Given the concern over flooding it is considered not to prefer this site for allocation. It is considered this site has potential for windfall development providing flood risk is mitigated and subject to a suitable planning approval.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT036</b>	<b>Site Name: Land at 31 Pear Tree Lane</b>
<b>Size (ha)</b>	2.54ha
<b>Indicative capacity</b>	76 dwellings
<b>General location</b>	Site area is situated south-west of Chester Road, between Pear Tree Lane and land designated as an 'open area' in the NSLP. Site is outside current development boundary, but well within the line of the by-pass.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Mineral Safeguarding Area – sand and gravel
<b>Current use</b>	Agricultural
<b>Topography</b>	Slopes from north to south
<b>Adjoining land uses and boundary features</b>	Residential to the north along Pear Tree Lane, open fields to the west, east and south.
<b>Local highway capacity/ constraints</b>	Pear Tree Lane is narrow and considered unsuitable for the creation of a new access. Chester Road to the east of the site is a main artery on the north west of Whitchurch. A41 by-pass runs to the west of the site, but no direct access point is available.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	North Shropshire Landscape Sensitivity Study states that this site (NSWh4-15) is sloping, open and associated with the valley side backdrop to Whitchurch. It is considered this area does not have capacity for housing as it would be too intrusive to the valley side.
<b>Planning history or designations</b>	No planning history
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by landowner
<b>Access to services/employment areas</b>	Access off Pear Tree Lane is considered unsuitable due to the narrowness of the lane and the impact on landscape sensitivity. Access off Chester Road could be made suitable, but will rely on further sites coming forward (WHIT005).
<b>Other constraints</b>	Area is used for informal recreation. Right of Way runs through the site.
<b>General site related benefits</b>	N/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Site can accommodate significant number of dwellings and therefore would contribute to the overall residential target of 1000 dwellings in Whitchurch between 2006 and 2026. Considered that the site may adversely impact on some wider impacts of the Core Strategy, notably policy CS17 Environmental Networks.
<b>Other relevant information</b>	n/a

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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Otter and Water Vole in adj CWS. Some trees on site and boundaries
<b>Trees</b>	Boundary trees and adjacent TPO'd may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No known watercourse flooding risk
<b>Drainage: Surface water flooding</b>	No known risk of site in 200-year Deep zone for surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	This parcel of land surrounds Greenfields Nature Reserve, owned by SC and managed by SWT, on the north and east and west sides and would have a severe impact on this designated Local Nature Reserve and Wildlife Site. The impact would not only be visual but could drastically affect the drainage and springs on this site which create wet flushes that are extremely valuable to its biodiversity. The Nature Reserve is very heavily used by the community on the West side of Whitchurch and is an extension of Whitchurch Waterway Country Park.
<b>Environment Agency</b>	No comments
<b>Community consultation response</b>	No comments made on this site apart from the site promoter
<b>Statutory bodies responses to date</b>	No comments

## Site Assessment Summary

The stage 2a (sustainability appraisal) stage scores this site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively for access to a primary school and the site is within the buffer of a wildlife site (Greenfields Nature Reserve). The site scores positively for both its broad landscape sensitivity and its flood risk. Overall, in overall sustainability terms the site is considered to have an average score.

The stage 2b assessment raises some significant concern regarding strategic access into the site and to the impact on the nearby Shropshire Wildlife Trust site (Greenfields Nature Reserve). Comments from the Shropshire Council's Countryside section have suggested we should seek to avoid this site due to the potential visual and drainage impacts. The recreational impact of development on this is also considered to be significant. In addition, site visits to the site has confirmed concerns over landscape impact. For these reasons, and

## Whitchurch: Submission

that there are a number of alternative site options available, this site is not considered realistic for either additional housing or employment.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT037</b>	<b>Site Name: Land at Wrexham Road / Belton Farm</b>
<b>Size (ha)</b>	13.6ha
<b>Indicative capacity</b>	350 and land for a new primary school
<b>General location</b>	<p>The site is to the West of the town, south of Wrexham Road, north of Belton Road, on a parcel of land between existing residential area and the A41 by-pass.</p> <p>The site is made up of existing SHLAA sites WHIT002 and WHIT004 to the east of the site adjacent to existing residential properties, and the remaining land up to the by-pass.</p>
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agricultural
<b>Topography</b>	Gently sloping from Wrexham Road to a shallow basin, then gently rising to Belton Road.
<b>Adjoining land uses and boundary features</b>	Residential to the east; Wrexham Road to the north (Chemistry on northern side of the road); the A41 provides the western boundary to the site. Residential development to the south at Belton Road.
<b>Local highway capacity/ constraints</b>	<p>Shropshire Council Highways Development Control have indicated that whilst the promoter's transport assessment indicates there is theoretic capacity in the local road network to accommodate the proposed level of growth at this site, the eastern approach to the site along Wrexham Road has several 'pinch points' because of on-street parking (an issue which is not considered in road capacity assessments). The alternative route into town via Chemistry has similar constraints. This problem is accentuated at certain times of the day.</p> <p>Access into and around the site is considered adequate, as is wider access to the A41 by-pass.</p>
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>North Shropshire Landscape Sensitivity Study indicates there is a high / medium opportunity for new housing on the proposed site.</p> <p>There is significant tree cover to the north consisting of field and boundary trees with some overgrown hedgerows. A small spring and watercourse lie at the base of the slopes and has some intrinsic value. The area is not visible from the west including the bypass and is generally well contained.</p> <p>The area has capacity for housing as it is not widely visible but should take account of the sensitive features of the site including the water course and significant tree cover to the north.</p>
<b>Planning history or designations</b>	Part of the site was promoted for residential development at the North Shropshire Local Plan in 2005, but not allocated in the adopted version.

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<b>Land ownership, land agreements and delivery statements</b>	Two main landowners. J Ross Developments have an option on land to the east (WHIT002/004) and the Beckett family own the rest of the land up to the by-pass. Both landowners are now working together to promote the full extent of the site. A memo of understanding has been prepared and submitted to the Council as a delivery statement.
<b>Access to services/employment areas</b>	<ul style="list-style-type: none"> <li>Existing footpath on Wrexham Road into town centre on the northern (not the development) side of the road.</li> <li>Proposed new footpath on the northern boundary of the site to provide a continuous link between the site and the town centre.</li> <li>New crossing proposed on Wrexham Road towards the Belton Road end of the development (close to the proposed location for the new primary school)</li> <li>Cycle link to be provided onto Belton Road</li> <li>Public transport will be able to access the site via the internal 'looped' road layout. Proposal is for an informal 'hail and ride' bus service</li> </ul>
<b>Other constraints</b>	
<b>General site related benefits</b>	Site will deliver land for additional primary school provision
<b>Transport and Highways related benefits</b>	Proposed improvements to cycle ways onto Belton Road, and the provision of a 'hail and ride' bus service into the site. Proposed new crossing on Wrexham Road and new footpath on
<b>Strategic fit</b>	Site has the scope to be delivered in phases, and make a significant contribution to the Whitchurch housing growth target up to 2026, and contributing to delivering Core Strategy policy CS3;
<b>Other relevant information</b>	<p>Site promoter has submitted the following information:</p> <ul style="list-style-type: none"> <li>- Main site advocacy document;</li> <li>- Extended Phase 1 Habitat Survey</li> <li>- Transport Assessment</li> <li>- Water and Drainage report</li> </ul>

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Survey required for Bats and Newts Adjacent to Environmental network with potential for enhancement
<b>Trees</b>	One mature tree may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No issues identified
<b>Drainage: Surface water flooding</b>	No issues identified
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

## Whitchurch: Submission

<b>Community consultation response</b>	Several comments relating to concerns over any further development along Wrexham Road because of the local impacts on congestion.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The site is being promoted as a comprehensive scheme incorporating a residential led scheme incorporating land for open space and land for a new primary school, if required, to the east of the site. The site is in the ownership of two principal landowners, who have signed a Memorandum of Understanding to develop the whole site as a comprehensive residential led scheme.

The site sits to the west of the town, directly south of Wrexham road and north of Belton Road between the existing residential area to the east and the A41 by-pass to the west. The site comprises approximately 13 hectares of land.

The Stage 2a (sustainability assessment) assessment scored the site positively for access to a local bus service and to two of the five recreation facilities. The site scores negatively in relation to its proximity to primary school provision, although it is acknowledged that land for a new primary school is being proposed as part of the scheme. The site was scored as having low sensitivity to landscape impact, was not in an area of flood risk, and had no physical constraints in relation to its proximity to sites of historic interest. Overall the site is considered to have an average/high sustainability.

The Stage 2b site assessment further indicates that due to the local topography and screening from the A41 the site is well contained and would have limited landscape implications if developed. The site promoters have provided a draft mastepplan of the potential site which provides two point of access into the site and a circular route through the site. This is considered suitable and no highway problems have been identified with the internal access arrangements. No significant groundwater or surface water issues have been identified, nor have there been any issues identified with regard to cultural heritage impacts, environmental health or countryside impact, although there is an existing public right of way running north to south through the site.

However, a significant concern has been raised through the assessment process regarding the potential impact of development on this scale on the wider strategic highway network, mainly in relation to Wrexham Road but also through Chemistry/Smallbrook Road. There is concern that vehicular movements along Wrexham Road are already causing congestion issues, mainly due to the on-street parking associated with the dwellings on the south side of the road. Whilst the site promoter's Transport Assessment indicates sufficient capacity, it is acknowledged this assessment has not taken into account the significant impact of on-street parking along Wrexham Road and the potential increase to congestion that such an intensification of residential dwellings and a new primary school could lead to.

The community benefit and strategic fit of the site are considered to be appropriate for the scale of scheme being proposed, i.e. 300 dwellings plus. In particular, further education provision, especially at the primary school level, has been identified as a key strategic infrastructure need for Whitchurch which this site proposal seeks to accommodate.

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Overall, the site assessment process has highlighted this site as a realistic option to accommodate new residential development. The site is well contained and is not considered to have significant landscape, heritage, ecological or wider environmental constraints. Access into and around the site is considered to be adequate. The site also offers land for a new primary school and therefore supporting a defined local infrastructure issue. However, significant potential highway constraints have been identified along Wrexham Road. Whilst development of this site could offer wider benefits, in considering the strategic access and highway issues associated with the site, and in looking at wider options in the town to accommodate the preferred level of growth, it is considered the site in its comprehensive form should not be considered as a preferred option at this stage. In recognising the wider benefits of the site, it is proposed to prefer a much smaller portion of the site to accommodate approx. 60 dwellings (a separate assessment has been carried out on this site for WHIT002/WHIT004).

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT038</b>	<b>Site Name: Land North of Fairfield</b>
<b>Please note: This site is being promoted alongside WHIT032. For the Stage 2b site assessment of this site see assessment of WHIT032.</b>	

## Whitchurch: Submission

<b>Site Ref: WHIT039</b>	<b>Site Name: Land North of Chester Road</b>
<b>Size (ha)</b>	1
<b>Indicative capacity</b>	30
<b>General location</b>	The site forms a parcel of land on the north side of Chester Road approximately 900 meters North West of Whitchurch Town Centre. The site is close to, but not directly adjacent to the current development boundary for the town. The site represents further 'ribbon' development along Chester Road
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Pasture
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Chester Road is directly south and west of the site; open green land to the north and north west; single residential property to the east. The site is bounded by hedgerows.
<b>Local highway capacity/ constraints</b>	Proposed access off Chester Road considered acceptable, although this is considered a busy road with on street parking
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site forms part of a wider landscape parcel assessed in the North Shropshire Landscape Sensitivity Study.</p> <p>The wider site is considered to have medium landscape sensitivity and a medium capacity for new housing. It is considered the site is well screened from the roadside by natural vegetation.</p>
<b>Planning history or designations</b>	None known
<b>Land ownership, land agreements and delivery statements</b>	Site is being promoted by agent on behalf of landowner, Considered available.
<b>Access to services/employment areas</b>	Site is approximately 900 meters from the town centre. Nearest current convenience store is Tesco in the town centre. It is not considered the location of this site would encourage pedestrian access to the nearest employment area at Waymills to the east of the town.
<b>Other constraints</b>	None identified
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	The site would provide a moderately sized housing site, and would make a small contribution to the overall residential requirement for Whitchurch up to 2026.
<b>Other relevant information</b>	

## Whitchurch: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Earthwork remains of ridge and furrow present on site - archaeological assessment required prior to submission of an application.
<b>Biodiversity</b>	Bats and Great Crested Newts potentially on site. Potential environmental network
<b>Trees</b>	Central mature trees will be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues
<b>Drainage: Surface water flooding</b>	Approx 15% of site within intermediate zone for surface water flooding. Not considered significant
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments
<b>Community consultation response</b>	Some views about expressed about protecting land along Chester Road and the area around Chester Avenue against further development.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scored this site positively for access to a local bus service and to two of the five services and facilities. The site scored negatively with regards to pedestrian access to a primary school, but scores positively for flood risk and for broad impact on landscape sensitivity. Overall the site is considered to have an average sustainability.

The stage 2b assessment has identified no significant issues with access to the site from Chester Road, and in more specific landscape sensitivity the site is considered to have medium capacity for new housing. It is considered therefore that the site has no significant physical constraints to mitigate. However, the site would clearly represent further 'ribbon' development along Chester Road, and whilst offering a realistic option for a moderately scaled residential development, it is considered the site does not have any significant accompanying strategic benefits. Given the overall scale of growth required for Whitchurch and the presence of more sustainable and integrated sites, this site is not preferred.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

## Whitchurch: Submission

### Recommendation

Preferred option	No
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## Whitchurch: Submission

<b>Site Ref: WHIT044</b>	<b>Site Name: Land between Staggs Leap and Pear Tree Lane</b>
<b>Size (ha)</b>	3.407ha
<b>Indicative capacity</b>	102
<b>General location</b>	Land is in the north western part of Whitchurch, on land between Staggs Leap directly south of 31 Pear Tree Lane, and roughly mid -way between Chester Road and the A41.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Grazing
<b>Topography</b>	Site slopes significantly from north to south towards the Green Fields Nature Reserve area.
<b>Adjoining land uses and boundary features</b>	
<b>Local highway capacity/ constraints</b>	Access off Pear Tree lane is not considered suitable. Access off Chester Road would need further information to come forward.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The site falls into land parcel NSWh4 – 15 as assessed by the North Shropshire Landscape Sensitivity Assessment. This site falls into the western extent of that land parcel which is considered to have high sensitivity and low capacity for new housing or employment.</p> <p>This field is sloping, less enclosed than the adjoining field to the west and more associated with the valley side backdrop to Whitchurch.</p>
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by landowner. No end user, but considered available if preferred.
<b>Access to services/employment areas</b>	Site is approximately 1km to the north west of the town centre, with the nearest convenience store the Tesco in the town. The town's main employment area is approximately 2km to the south east of the site. There are no more local facilities.
<b>Other constraints</b>	
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Site has potential to deliver a moderate sized scheme in its own right, and can be considered alongside adjoining sites (also promoted for development) to make up a larger more significant option. However, no information has been provided to the Council regarding any community benefits that could result from development in this area.

## Whitchurch: Submission

<b>Other relevant information</b>	No promotional material.
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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Phase 1 survey required; otter and water vole in adj CWS; Potential for Great Crested Newts
<b>Trees</b>	Limited tree constraints
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No issues raised
<b>Drainage: Surface water flooding</b>	No issues raised
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	These parcels surrounds Greenfields Nature Reserve, owned by SC and managed by SWT, on the north and east and west sides and would have a severe impact on this designated Local Nature Reserve and Wildlife Site. The impact would not only be visual but could drastically affect the drainage and springs on this site which create wet flushes that are extremely valuable to its biodiversity. The Nature Reserve is very heavily used by the community on the West side of Whitchurch and is an extension of Whitchurch Waterway Country Park.
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Significant objection from residents regarding development around Pear Tree lane
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, and with three of the five facilities (largely due to the sites close proximity to the Greenfields nature Reserve to the south). Overall, the site is considered to have an average sustainability.

The stage 2b assessment raises significant concern about the landscape and visual impact of the site due to its open setting against the backdrop of the valley side. There is also significant concern raised by the Council's Countryside section with regard to the potential impact on the local nature reserve and wildlife site to the south of the site. In addition, there

## Whitchurch: Submission

are concerns raised about the ecological impact of development in this location, and on access in to the site.

Overall, while this site is considered to support some sustainable criteria, there is overriding concern that development in this area will negatively impact the ecological and visual characteristics of the area. In addition, access into the site is not considered suitable off Pear Tree Lane and. It is therefore considered this site should not be preferred for future development

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT046</b>	<b>Site Name: Land at Mount Farm</b>
<b>Size (ha)</b>	Site total: 6 Master Plan proposal: 3.6
<b>Indicative capacity</b>	108 based on proposed masterplan.
<b>General location</b>	Between Tarporley Road (A49) and Chester Road to the north-west of Whitchurch, approx 640 meters from the edge of existing town centre shopping area.
<b>Brownfield or Greenfield</b>	Greenfield / Brownfield (existing farm buildings)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	N/a
<b>Current use</b>	Pasture
<b>Topography</b>	Undulating. Slopes gently south west towards Chester Road
<b>Adjoining land uses and boundary features</b>	Residential to the north and to the east. Open farmland to the west and south-west.
<b>Local highway capacity/ constraints</b>	Site is considered to have suitable access off Haroldgate.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New primary school provision in Whitchurch</li> <li>• Electricity upgrades to reinforce supply at Whitchurch</li> <li>• Upgrades to the sewerage network</li> <li>• Assessment of local flood risk</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The site has medium capacity for housing as it is generally well screened from views, and lies adjacent to existing areas of recent housing. Development on the northern field would be visible from the A49, but would not be a significant change of view, set against the skyline of existing development.
<b>Planning history or designations</b>	Part of site considered and rejected as part of North Shropshire Local Plan adopted in 2005. Site is contained in SHLAA as rejected but with potential.
<b>Land ownership, land agreements and delivery statements</b>	Land owners have entered into a legal agreement to bring forward the site. Being promoted by planning agent. Considered available for development.
<b>Access to services/employment areas</b>	The site is around 650 meters outside the town centre, and therefore is considered to have some potential to encourage pedestrian access to services and facilities. The town's main employment site at Waymills is not considered within easy walking distance.
<b>Other constraints</b>	None identified
<b>General site related benefits</b>	Scheme would make a significant contribution to the residential target for Whitchurch up to 2026. Would provide a mix of tenures including affordable housing and homes at the mid and upper end of the housing market. Masterplan proposes constructive reuse of existing farm buildings within the scheme which could provide a focus to the scheme. Masterplan includes recommendations from the Ecological Assessment, which has highlighted potential for habitat creation and enhancement, especially with the retention and enhancement of existing hedgerows.
<b>Transport and Highways related benefits</b>	The proposed scheme proposes a new cycle path to the north of the site.
<b>Strategic fit</b>	<ul style="list-style-type: none"> <li>• Site would make a significant contribution to the Whitchurch housing growth target up to 2026, and contributing to delivering Core Strategy</li> </ul>

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	<p>policy CS3;</p> <ul style="list-style-type: none"> <li>Potential for offering environmental improvements and enhancing environmental networks (Core Strategy Policy CS17)</li> </ul>
<b>Other relevant information</b>	MasterPlan Submission includes an extended Phase 1 Habitat Survey.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	No comments
<b>Trees</b>	Two TPO'd trees and other scattered trees will be a design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	No significant concern
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of land susceptible
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comment
<b>Environment Agency</b>	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

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

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service and to two of the five services and facilities. The site scores negatively for access to primary school provision. The site scores positively for broad landscape sensitivity and for flood risk. The site generally score neutrally for the other criteria, except impact on best and most versatile agricultural land. Overall the site is considered to have an average sustainability.

The stage 2b assessment scores this site well for accessibility. In terms of more specific landscape character sensitivity it is considered the site has medium capacity for housing as it is generally well screened from views. There are no significant comments made by the internal consultees and there was no specific objection to this site at the Issues and Options

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stage. It is considered the proposed scheme has potential to improve the local environmental network and thus positively contributing to Core Strategy policy CS17.

The proposed site at Mount Farm adjoins the existing development boundary and has relatively recently developed residential development to its north and east. Primary access to the site would be through Haroldgate. It is not considered that development on the site would not adversely affect existing environmental features, although it is suggested there are opportunities to enhance environmental networks through the creation of a wildflower belt to the western edge of the site, new waterbodies and hedgerow retention and enhancement. These features have been identified within the proposed masterplan for the site.

The scale of development proposed (around 100 dwellings) has been significantly reduced from past occasions when this site has been promoted for development. The new scale is considered to be more appropriate to the local surrounding and to the overall scale needed for Whitchurch up to 2026.

Overall it is considered that there are no significant concerns with further development on this site, and proposed scheme has some potential to produce environmental benefit. In weighing up the above considerations, it is considered the site is a realistic site for development and should be preferred at this stage.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – for around 100 dwellings and associated environmental and cycle improvements
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## Whitchurch: Submission

<b>Site Ref: WHIT047</b>	<b>Site Name: Land east of Black Park Road</b>
<b>Size (ha)</b>	2.21ha
<b>Indicative capacity</b>	40 (as indicated by site promoter)
<b>General location</b>	The site is located to the east of Black Park Road between the road and the railway line
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Rough ground
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Railway line directly to the east; residential properties and some commercial activity to the west; residential to the south; open land to the north. Site is currently fenced off. A footbridge connecting the two sides of the railway track is a key feature to the south of the site.
<b>Local highway capacity/ constraints</b>	Access into the site is considered adequate. Impact on the surrounding highway network capacity is uncertain, and will require further information.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site is not accessed in the North Shropshire Landscape Assessment. The broad assessment carried out at Stage 2a indicated this site has low landscape sensitivity. Further site visits confirms that this site is considered to have low sensitivity to landscape character or to visual amenity.
<b>Planning history or designations</b>	The site is currently allocated as part of the proposed link road from station drive to the Black Park Road allocation.
<b>Land ownership, land agreements and delivery statements</b>	Land owner is Network Rail. Considered available.
<b>Access to services/employment areas</b>	Site has good links to the current primary school provision and to the local employment area at Waymills. The edge of the town centre is approx. 500m, and therefore considered to have good potential for encouraging greater pedestrian movements.
<b>Other constraints</b>	<p>Site is currently allocated for a link road. The preferred option has recommended not to continue to allocate the Black Park Road site and has also therefore proposed to de-allocate the need for the link road.</p> <p>The development is directly adjacent to the railway line which may cause design and layout constraint and limit the potential for associated benefits on site.</p>
<b>General site related benefits</b>	Current site is proposed for development in the North Shropshire Local Plan as a new link road. Therefor the potential for some type of development use on this site has already been established.
<b>Transport and Highways related benefits</b>	non identified
<b>Strategic fit</b>	The proposal is for a moderate residential scheme which would make a useful contribution to the overall residential need of Whitchurch up to 2026.

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<b>Other relevant information</b>	N/a
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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	<p>Significant constraint - Site is entirely within the Environmental Network - site design would need to allow for maintenance and enhancement of the network which would reduce the developable area available. Any watercourses need at least a 20m buffer due to Water Vole presence</p> <p>Water Voles have been recorded nearby Bats, Great Crested Newt, Otter and reptiles also potentially present on site – phase 1 habitat survey required.</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT - boundary hedgerows and mature trees. Several internal trees & relatively narrow site - potential shading / proximity issues
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No comments
<b>Drainage: Surface water flooding</b>	No comments
<b>Drainage: Groundwater flooding</b>	No comments
<b>Drainage: Suitability for SUDS</b>	No comments
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No specific comments on this site
<b>Statutory bodies responses to date</b>	No comments

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access a local bus services, primary school and to three of the five recreation facilities. The site also scores positively for the re-use of industrial land. Overall the site is considered to be in a sustainable location.

The stage 2b assessment indicates this site has an adequate access point from Black Park Road, although further information is needed on the wider transport impacts. It is considered

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the site has low landscape sensitivity. It is considered there is a significant constraint to development on the site due to potential ecological impacts due to the site's proximity to a known water vole area. The site is also within the Environmental Network and therefore layout and density of development on the site are likely to be constrained.

Overall, whilst the site's location is considered to offer sustainability benefits, there is concern that development on the site could negatively impact the Environmental Network and locally known protected species. Suitable layout and mitigation measures will need to be assessed and a Phase 1 ecological survey will need to be completed. It is therefore considered not to prefer this site for development at this stage.

### Conclusion

<b>Potential windfall site</b>	yes
<b>Realistic site</b>	yes

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

## Whitchurch: Submission

<b>Site Ref: WHIT048</b>	<b>Site Name: Land at Chester Avenue</b>
<b>Size (ha)</b>	0.7
<b>Indicative capacity</b>	21
<b>General location</b>	Site is located to the south of Chester Avenue on a parcel of land between Chester Avenue and the backs of houses on Greenfields Rise.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Pasture
<b>Topography</b>	Site sits at low end of gentle gradient leading down from Chester Road. The land is relatively flat in nature
<b>Adjoining land uses and boundary features</b>	Residential on Chester Avenue to the north and Greenfields Rise to the east and south; open green area to the west
<b>Local highway capacity/ constraints</b>	Access acceptable (subject to design & safety criteria). Potential to improve pedestrian link to town, maybe some improvement to Chester Avenue.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The area forms the eastern extent of a wider pasture/meadow on the valley side which steepens and rises as you move to the west. Overgrown mature hedges with trees are on all boundaries except to the south of the westerly field where adjacent house owners have removed substantial portions of hedge. The Marches Way passes through the area linking into the town the views of the church in the distance. Overall the area is part of a sensitive valley side corridor. The area has no capacity for housing as it forms part of a sensitive open valley side which acts as a visible backdrop to the settlement and as a corridor with the Marches Way passing through.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site considered deliverable.
<b>Access to services/employment areas</b>	Site is on the edge of the existing development boundary. A public path currently goes dissects the site which leads to the town centre, where the nearest services and facilities are, approx. 1 km away. Waymills industrial area is located on the eastern side of the town.
<b>Other constraints</b>	
<b>General site related benefits</b>	Site is a small site located adjacent to existing housing.
<b>Transport and</b>	A footpath dissects the site, leading from the site towards the town centre.

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<b>Highways related benefits</b>	There may be opportunities to upgrade this path, and to improved pedestrian access on Chester Avenue.
<b>Strategic fit</b>	The site would deliver a modest housing site on the edge of the development boundary, but could adversely impact the delivery of the Whitchurch environmental network improvements given the
<b>Other relevant information</b>	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	No issues identified
<b>Trees</b>	Trees and hedgerows will be a limiting (moderate) constraint.
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No issues identified
<b>Drainage: Surface water flooding</b>	No issues identified
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% susceptibility
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No specific views on this site
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.

The stage 2b assessment indicates that access to the site is not currently viable, but could be made so if development were to take place. The specific landscape sensitivity of the site is considered to be high. The site forms the western part of a wider character area, and is considered in its own right to have some capacity for new housing development. However, it is acknowledged the site forms a useful gap between the main built area within the current

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development boundary, and the ribbon development leading out of town along Chester Road. The land to the east of the site (also promoted) is considered to be highly sensitive in landscape terms offering no capacity for new development.

Overall, whilst this site would effectively extend the built area of the town in a logical direction, the sustainability credentials of this site are marginal. Whilst it is accepted that in its own right the site has potential for some new residential development if required, the adjoining fields to the west of the site are not preferred on landscape grounds. Development in this area would therefore be restricted to this field and restrict any wider opportunities to create a more sustainable comprehensive development in this area. The benefits of development on this site are not considered to outweigh the planning merits of sustaining the openness of the whole area.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT049</b>	<b>Site Name: Land Rear of 66 Wrexham Road</b>
<b>Size (ha)</b>	1.6
<b>Indicative capacity</b>	48
<b>General location</b>	The site is located to the rear of Wrexham Road, to the West of the town.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Open area
<b>Topography</b>	
<b>Adjoining land uses and boundary features</b>	The site forms a gap between the rear of properties to the South side of Wrexham Road and on the north of Liverpool Road.
<b>Local highway capacity/ constraints</b>	The gap between properties is too narrow to form an access suitable for the potential scale of development achievable on the site. Issues with on-street parking along Wrexham road limit forward visibility of access point.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The North Shropshire Landscape Sensitivity Study identified this site as having medium capacity for housing. Due to the low-lying wet nature of this site, it is unlikely that development could be easily accommodated without a significant change of level with imported material. Floodplain considerations may make housing inappropriate. Housing development would be acceptable, as long as a core valley bottom area is retained as publicly accessible open space and a strong visual feature. This would involve the retention of a significant area of wetland and vegetation managed appropriately.
<b>Planning history or designations</b>	The site was designated as an 'open area' in the North Shropshire Local Plan.
<b>Land ownership, land agreements and delivery statements</b>	Site is owned and promoted by the landowner. Considered available for development.
<b>Access to services/employment areas</b>	Convenience retail facilities are located on Wrexham Road. The town centre is roughly half a mile to the east.
<b>Other constraints</b>	The site is 'back-land' development without a defined frontage.
<b>General site related benefits</b>	Adjacent to existing built area.
<b>Transport and Highways related benefits</b>	The site is within walking distance of local convenience facilities on Wrexham Road.
<b>Strategic fit</b>	At the development scale considered suitable for an appropriate vehicular

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	access to be achieved, the site would offer a very modest contribution to the housing target for the town up to 2026.
<b>Other relevant information</b>	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Field drain within site with water vole records. Potential stronghold for water vole population. Site is within Environmental Network. Appears to have major water vole constraints - therefore would require mitigation. Consider not taking forward
<b>Trees</b>	No comments
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No issues identified
<b>Drainage: Surface water flooding</b>	65% of the site in intermediate zone for Surface water flooding; 10% in highest zone.
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No specific response on this site, but a significant level of objection received to further development along Wrexham Road.
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, four out of the five amenities and facilities, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, a young person's recreational facility and proximity to an historic landfill site. All other objectives are neutral. The overall sustainability of the site is thus judged to be good.

The stage 2b assessment has raised significant concerns over the ability of the site to achieve suitable vehicular access from Wrexham Road as the current gap is considered too narrow. There are also local traffic concerns on Wrexham Road due to the on-street parking, and this would present further challenges to achieving suitable access. A significant proportion of the site is also in either the high or intermediate zone for surface water flooding which raises concerns over the suitability of the land to accommodate housing. Given these

## Whitchurch: Submission

constraints and the presences of more sustainable sites, it is not proposed to prefer this site for future development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT050</b>	<b>Site Name: Land at Station Approach</b>
<b>Size (ha)</b>	0.4
<b>Indicative capacity</b>	13
<b>General location</b>	
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Pasture
<b>Topography</b>	
<b>Adjoining land uses and boundary features</b>	The site adjoins rail sidings to the east, an existing garage and commercial mechanics to the south, the rear of existing residential properties to the east. The adjoining land to the north is being promoted as WHIT047.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, with more information required. Potential access through the current Station car park and the site of the current garage (the garage is in the site promoter's ownership) or as part of a larger scheme with WHIT047 to the north. Either option will involve adjoining land owner discussions. The site formed part of the previously identified link road to form access to Black Park Road Development, although the SAMDev is now proposing to remove this.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Low sensitivity.
<b>Planning history or designations</b>	The site forms part of the proposed 'Station Link' Road proposed in the North Shropshire Local Plan 2005-2011 to enable the development of the Alport/Black Park Road site.
<b>Land ownership, land agreements and delivery statements</b>	Land promoted by landowners. Considered available if the Black Park road site is discounted from the SAMDev Plan.
<b>Access to services/employment areas</b>	The site is well located in relation to the town's main employment area at Waymills, and to the junior/infant schools on Station Road. The town is a 10 minute walk.
<b>Other constraints</b>	
<b>General site related benefits</b>	
<b>Transport and Highways related benefits</b>	Should an access be agreed through the Station car park this could enable the improvement to the current parking facilities.
<b>Strategic fit</b>	The site offers a moderately sized scheme.
<b>Other relevant information</b>	

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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Field drain within site with water vole records. Potential stronghold for water vole population. Within Environmental Network. Important environmental corridor. Would require extensive ecological assessment. Potential important brownfield mosaic. Water vole records close to site. Consider not taking forward.
<b>Trees</b>	Trees and hedgerows will be a limiting constraint.
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No issues identified
<b>Drainage: Surface water flooding</b>	No issues identified
<b>Drainage: Groundwater flooding</b>	Between 50% and 75% susceptibility.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments
<b>Community consultation response</b>	
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a local bus service, and for three of the five services and facilities. The site also scores positively for flood risk and on broad landscape sensitivity, but scores negatively for access to primary school provision and on impact on agricultural land. Overall the site is considered to be average in sustainability terms.

The stage 2b assessment outlines some significant concern over the ability of the site to achieve safe vehicular access. This will rely upon discussions with adjoining land owners either to the south (station car park) or north (WHIT047), making the deliverability of this site uncertain. Additionally there has been some significant concerns over ecology given the potential presence of several species and its location in the environmental network. Overall, given these concerns it is not considered suitable to take this site forward as a preferred option.

### Conclusion

## Whitchurch: Submission

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

## Recommendation

<b>Preferred option</b>	No
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## Whitchurch: Submission

<b>Site Ref: WHIT051</b>	<b>Site Name: Land West of Oaklands Farm</b>
<p><b>Please note:</b>  <b>WHIT051 has previously been considered as part of the larger WHIT029. In 2013, WHIT027 and WHIT029 was promoted for a mixed use scheme to include around 9ha of employment land and around 60 dwellings. The residential element of these scheme is assessed here as new site WHIT051. The employment element of the scheme is assessed in the assessment as WHIT029.</b></p>	
<b>Size (ha)</b>	2.99
<b>Indicative capacity</b>	60 (from site promotion material)
<b>General location</b>	The site is on the eastern side of Whitchurch, north of Waymills Industrial Park and east of existing residential development at Mill Park. The site includes land at the Oaklands Farm (WHIT027).
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	N/A
<b>Current use</b>	Pasture
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Some residential development adjacent to the site's eastern boundary (Mill Park). Farm land to the north of the site. Proposed employment land (B2 and B8 uses) to the west (currently pasture).
<b>Local highway capacity/ constraints</b>	Access not currently considered acceptable, but could easily be made so depending on the scale of development. Further discussion has also identified the need to provide separate accesses for the residential and adjoining proposed employment land to the east.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	<p>The majority of this site is included within Character area NSWh 15 – 201 and is considered to be of low to medium sensitivity with medium to high capacity for housing development.</p> <p>The site consists of pastoral fields with a gently undulating landform which becomes more pronounced to the north west as it falls to a minor watercourse. Arable land rises to the north which helps to enclose the area. The area lies on the north eastern edge of the settlement with housing and commercial uses to the south and railway and further housing to the west. It is visible from the B5398 and A525 approaches and from the railway. It is seen against settlement when viewed from the north and east and against some settlement and lighting on the A525 roundabout when viewed from the west. The most sensitive edge is to the east as this runs across a field.</p>
<b>Planning history or designations</b>	n/a

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<b>Land ownership, land agreements and delivery statements</b>	Site being promoted by agent on behalf of landowners. Site considered available and deliverable.
<b>Access to services/employment areas</b>	Site provides good access to existing primary school provision and employment area in Waymills.
<b>Other constraints</b>	
<b>General site related benefits</b>	The site's northern extent would align with the adjoining residential Mill Park development and creates a natural boundary. Offers the opportunity for employment led mixed use scheme, to be phased appropriately to help ensure appropriate cross subsidy.
<b>Transport and Highways related benefits</b>	Development of the scale proposed could facilitate cycle and footpath improvements along Waymills, especially around the railway bridge.
<b>Strategic fit</b>	Site offers the potential to fulfil a significant proportion of the residential and employment requirement for Whitchurch.
<b>Other relevant information</b>	Shropshire Employment Land Review (ELR) 2011 has assessed the proposed employment section of the site against employment-land specific criteria. The ELR has been used as evidence base in the assessment of this site separately.

### Comments from internal consultees, plus Environment Agency site specific comments

<b>Heritage</b>	No comments
<b>Biodiversity</b>	Field drain within site with water vole records. Otter, Great Crested Newt and Bats potentially on site. Site is within Environmental Network.
<b>Trees</b>	Scattered trees may be a design constraint.
<b>Environmental Health</b>	No comment
<b>Drainage: Watercourse flooding</b>	No significant concern
<b>Drainage: Surface water flooding</b>	6.40% of site in intermediate zone for surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 50% and 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	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

<b>Community consultation response</b>	Site promotional material including a landscape and ecology surveys and indicative layout. Some community consultation responses have identified this site as a preference over development at Wrexham Road and Liverpool Road.
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	<p>At the Revised Preferred Options stage there were 52 responses to the proposed inclusion of this site for around 60 dwellings. 65% did not support the proposed allocation whilst 35% were in support. Of those objecting to the proposal few gave specific reasons, although there was concern expressed about the use of this greenfield site ahead of other brownfield options in the town, and that this particular site did not benefit from a northern defensible boundary. It was noted that the applicants would need to take account of the site's ecological features, especially ditches and watercourses. Another comment was concerned about the impact the site may have on additional commuting through the town towards Chester and Manchester. In support of the site, it was acknowledged the site would help support the delivery of employment provision at the adjoining Waymills proposed allocation and that the on-site sewerage capacity would support residential development.</p>
<p><b>Statutory bodies responses to date</b></p>	

### Site Assessment Summary

WHIT051 is a new site which encompasses the western extent of site WHIT029 and the full extent of WHIT027 (land at Oaklands Farm). It has been given a new reference for ease of use.

In 2012 as part of the Preferred Options stage, the site was assessed for housing as part of a large mixed use scheme to include the proposed employment land to the east and up to 170 dwellings on land to the west (including this site). At this stage the site was not preferred for residential development due to concerns over a lack of defensible boundary to the north, the potential for conflict between the proposed B2 and B8 employment uses to the east, and the presence of other alternative sites in the town. WHIT027 was not considered for residential use either due to the lack of continuous boundary with the existing residential area. Following the consultation in 2012 the site continued to be promoted for residential purposes on a smaller scale and now including land at the Oaklands Farm (WHIT027), to form a wider mixed used scheme with ELR33 to the east (in the same land ownership as WHIT029). Additionally, sites WHIT037 and WHIT008 were removed as preferred option sites in 2013 and the growth target for the town increased from 1000 to 1200 dwellings over the plan period. It is therefore considered appropriate to re-assess this site for residential purposes.

The stage 2a (sustainability appraisal) stage remains the same as in 2012. The appraisal scores positively for access to a local bus service, primary school provision and three out of five facilities. There are no broad landscape sensitivity issues identified. A small portion of the western part of the site is within flood zone 2. The site scores neutral on the majority of the other criteria. Overall, the site is considered to have an average/high sustainability.

The scheme proposed uses this site for around 60 dwellings and around 8.5ha of adjoining land to the east (ELR033 (in the same ownership)) for B2/B8 employment to comprise an employment-led mixed use scheme. ELR033 has scored highly in terms of its potential to accommodate future employment development for Whitchurch and has been proposed as a preferred employment site allocation. The sustainability of the site is considered to be high given its close proximity to the railway station, and junior and infant schools, and the town's main employment area.

In 2012 it was not proposed to allocate this site because of the concern on the lack of defensible boundary to the north; the potential conflict with the proposed heavy employment

## Whitchurch: Submission

use to the east of the site (B2 and B8) and the presence of other alternative sites in the town to accommodate the residential growth. The site is now reconsidered in the context of a reduction in scale, alongside a refined indicative layout and comprehensive landscape and ecology assessments. It is also considered important to further consider the site's potential contribution to enabling the delivery of the adjoining employment site as part of a phased development. The site's northern extent would align with the adjoining residential Mill Park development and creates a natural boundary. In light of information in the site promoter's Landscape Study, it is considered that subject to the creation of an appropriate landscape/visual buffer between the site and proposed employment land ELR033, the site offers the opportunity for a suitable extension to the residential uses in this area. However, it is considered necessary for WHIT051 to be brought forward alongside the development of the employment site ELR33 as part of a comprehensive mixed use scheme in order to help ensure the delivery of major new employment land for Whitchurch.

### Conclusion

In light of further site information, a reduced development scale, new indicative site layout and in the context of other revisions to the SAMDev plan for Whitchurch, it is considered this site is preferred for a residential scheme of around 60 dwellings. It is proposed to phase this development to help enable the successful delivery of the wider mixed use site for employment purposes. Whilst a small majority of those responding to the objected to the proposed inclusion of this site at Revised Preferred Options stage it is considered the issues identified have been adequately mitigated through the reduced scale of the site

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – subject to suitable landscaping and phasing to ensure the delivery of the wider mixed use site with ELR033/WHIT029/27, including separate vehicular access arrangements.
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## Whitchurch: Submission

<b>Site Ref: WHIT052</b>	<b>Site Name: Land North of the Grove</b>
<b>Size (ha)</b>	3.04
<b>Indicative capacity</b>	90
<b>General location</b>	Site is located to the north of the Grove on the western side of Tarporley Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	
<b>Current use</b>	Agriculture
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Agriculture. The Grove residential area is situated to the south east of the site fronting Tarporley Road/.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable but would be easily achievable based on development scale. Pedestrian access would be required through the site to Tarporley Road.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The site was not assessed in the North Shropshire landscape Sensitivity Study. The Stage 2a Assessment concludes the site has moderate sensitivity. The site is on a strategic approach to the town on land characterised by farming / agriculture land.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by landowner, Considered available.
<b>Access to services/employment areas</b>	The site is beyond d the current developed area of the town and is considered to be beyond easy walking distance to the town centre, main employment areas and schools.
<b>Other constraints</b>	
<b>General site related benefits</b>	
<b>Transport and Highways related benefits</b>	The development of the site may necessitate the reduction in speed limit in this area from 60 to 30mph
<b>Strategic fit</b>	The site offers a significant development site on the edge of the town capable of accommodating a good proportion of the town's housing guideline to 2026.
<b>Other relevant information</b>	

**Comments from internal consultees, plus Environment Agency site specific comments**

## Whitchurch: Submission

<b>Heritage</b>	No comments
<b>Biodiversity</b>	Site is adjacent to the town's Environmental Network. Extended Phase 1 Environmental Survey required. Potential for Bats, Great Crested Newts, Water Voles and Reptiles on site.
<b>Trees</b>	Trees not a constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	
<b>Drainage: Surface water flooding</b>	
<b>Drainage: Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	
<b>Countryside</b>	No comments
<b>Environment Agency</b>	N/A

<b>Community consultation response</b>	The site was promoted following the Revised Preferred options consultation.
<b>Statutory bodies responses to date</b>	N/A

### Site Assessment Summary

The stage 2a assessment scores this site negatively for access to a bus service and primary school. The site only scores positively for access to one of the five facilities. Overall the site is considered to have poor sustainability.

The stage 2b assessment considers this site has potential to accommodate a suitable vehicular access on the scale proposed. There is no significant heritage or highway issues, although further work will need to be done on ensuring no ecological harm. The site is considered to have moderate landscape value which reflects its semi-rural location on the edge of the settlement beyond the existing developed area. The site's location in relation to services and facilities is a further concern and it is felt unlikely pedestrian movements will be encouraged. In weighing up the issues it is considered this site is significantly more divorced from the settlement than other options, and the semi-rural location is unlikely to enable sustainable transport movements. For these reasons the site is not preferred for development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

## Whitchurch: Submission

### Recommendation

Preferred option	No
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## Stage 2a Employment Assessments

### 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

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

**Site Assessment: Stage 2a****Settlement:** *Whitchurch***Site ref:** ELR033 (*WHIT029/09 & WHIT027/09*)**Site Name:** Land at Oaklands Farm, Waymills (B5398)**Please note:****The Stage 2a assessment for this site can be found under the Stage 2a housing assessment for WHIT029/027 in this document****Site Assessment: Stage 2a****Settlement:** *Whitchurch***Site ref:** ELR034 (*WHIT043*)**Site Name:** Land at Broughall Farm, off Nantwich Road (A525)**Please note:****The Stage 2a assessment for this site can be found under the Stage 2a housing assessment for WHIT043 in this document****Site Assessment: Stage 2a****Settlement:** *Whitchurch***Site ref:** ELR035 (*Part of WHIT023 & WHIT011*)**Site Name:** Land between Nantwich Road (A525) / Heath Road (A41)

	<b>Criteria</b>	<b>SA Score</b>	<b>Assessment</b>	<b>Comments</b>
<b>1</b>	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
<b>2</b>	Primary school within 480m of site boundary	-/+	-	
<b>3a</b>	<b>Site wholly or partly within:</b>			
	▪ 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	

Site ref: ELR035 (Part of WHIT023 & WHIT011)		Site Name: Land between Nantwich Road (A525) / Heath Road (A41)		
<b>3b</b>	<b>Site more than 480m from:</b>			
	▪ 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	-/+	-	
<b>4</b>	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
<b>5</b>	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
<b>6</b>	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		

<b>Site ref:</b> ELR035 ( <i>Part of WHIT023 &amp; WHIT011</i> )		<b>Site Name:</b> Land between Nantwich Road (A525) / Heath Road (A41)		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Site Assessment: Stage 2a**

**Settlement:** *Whitchurch*

<b>Site ref:</b> ELR036 ( <i>WHIT002&amp;WHIT004&amp;WHIT037</i> )	<b>Site Name:</b> Land adj Whitchurch Service Station, Wrexham Road (B5398)
<p><b>Please note:</b>  <b>The Stage 2a assessment for this site can be found under the Stage 2a housing assessment for WHIT002/004 and WHIT037 in this document</b></p>	

**Site Assessment: Stage 2a**

**Settlement:** *Whitchurch*

<b>Site ref:</b> ELR037 ( <i>WHIT006</i> )	<b>Site Name:</b> : Land north of Pear Tree Lane, off Chester Road (B5395)
<p><b>Please note:</b>  <b>The Stage 2a assessment for this site can be found under the Stage 2a housing assessment for WHIT006 in this document</b></p>	

Site ref: ELR038 (WHIT031/09)		Site Name: Former Dairy, Mile Bank Road, Whitchurch		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	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	

Site ref: ELR038 (WHIT031/09)		Site Name: Former Dairy, Mile Bank Road, Whitchurch		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	-	Within 1km of Ramsar site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 <b>not</b> 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	Previously Developed land
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	+	

Site ref: <i>ELR098 (WHIT024)</i>		Site Name: Land south of A41 (considered for employment use only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Buffer of historic landfill site
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site ref: <i>ELR099 (WHIT042)</i>		Site Name: Land at Heath Road (considered for employment use only)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Approx 50% of site within buffer zone
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	Southern tip of site is within buffer zone of SAC
<b>8</b>	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area	-/0	0	
<b>10</b>	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 <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- /0	0	Within buffer zone of historic landfill site
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+ /0	0	

## **Stage 2b Employment Site Assessments**

### 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.

Please note:

The stage 2b site assessments for ELR033 can be viewed on the stage 2b assessment for WHIT027/29 in the stage 2b housing site assessment section in this document.

The stage 2b site assessments for ELR034 can be viewed on the stage 2b assessment for WHIT043 in the stage 2b housing site assessment section in this document.

The stage 2b site assessments for ELR036 can be viewed on the stage 2b assessment for WHIT002/004 and WHIT037 in the stage 2b housing site assessment section in this document.

The stage 2b site assessments for ELR037 can be viewed on the stage 2b assessment for WHIT006 in the stage 2b housing site assessment section in this document.

<b>Site Ref:</b> ELR035 (WHIT011)	<b>Site Name:</b> Land between Nantwich Road (A525)/Heath Road (A41), Whitchurch
<b>Size (ha)</b>	6.0
<b>Indicative capacity</b>	Industrial/office
<b>General location</b>	South of Whitchurch, immediately south of A525 Nantwich Road and east of A41 by pass.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA: sand and gravel superficial
<b>Current use</b>	Arable bounded by agricultural hedges and fences
<b>Topography</b>	Gently undulating
<b>Adjoining land uses and boundary features</b>	Residential property and associated land to the west, between the promoted site and the A41. To the north the site adjoins the A525 Nantwich Road. The land to the east is undeveloped. Land to the south is not developed but is currently allocated in the NSLP for a high tech business park. The White House School is to the south east of the site.
<b>Local highway capacity/ constraints</b>	Access to the site is dependent upon WHIT042 coming forward, with an access of Prees Road. Transport assessment for by the site promoter suggests a site access off A525 using a ghost island for right turning. Promoter suggests speed limits will be lower than 60mph on the proposed access road due to the shortness of this stretch of the A525. Access layout contained in site promotional document is for incorrect site
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New primary school provision in Whitchurch</li> <li>• Electricity upgrades to reinforce supply at Whitchurch</li> <li>• Upgrades to the sewerage network</li> <li>• Assessment of local flood risk</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> <li>• Car and cycle parking facilities for new developments</li> <li>• Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings)</li> </ul>

<b>Site Ref:</b> ELR035 (WHIT011)	<b>Site Name:</b> Land between Nantwich Road (A525)/Heath Road (A41), Whitchurch
	<ul style="list-style-type: none"> <li>• Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development</li> <li>• Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</li> </ul>
<b>Inherent landscape character</b> <sup>2</sup>	<p>No capacity for housing as site would constitute a major expansion of the town beyond the by-pass into the countryside.</p> <p>Moderate capacity for employment provided the land to the south (currently allocated for high tech business uses) comes forward; the units are small and well designed and great care is taken to minimise impact on the dwelling to the west of the site.</p>
<b>Planning history or designations</b>	<p>Outside of settlement boundary</p> <p>Site 35 could form potential extension / Phase 2 for existing allocated employment site E3c – Heath Road, Whitchurch (LN2003/00057).</p>
<b>Land ownership, land agreements and delivery statements</b>	<p>Promoted</p> <p>Two landowners</p>
<b>Access to services/employment areas</b>	Good access to town centre services
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	Site could be developed alongside the existing preferred employment allocation to the south. Site provides a gateway into town from the Prees Road.
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	<p>Whitchurch is a very accessible market town on the A49 and on the Shrewsbury to Crewe rail-line. It has a vibrant logistics and haulage sector. The town does not provide enough employment for its residents and many commute to work in Cheshire, Wales or elsewhere in Shropshire. Whitchurch lacks grow-on units and a supply of readily available development land. Public sector support will be required to bring forward existing sites in Whitchurch (Heath Road and South of Civic Park) due to the power supply issues. This needs to be addressed immediately in Whitchurch, as the town lacks readily available employment land. The provision of 15 ha of new employment land is a high priority to provide for the future development needs of a significant local employer, Grocontinental, (cold storage and distribution) with a continuing and significant requirement for new land. Subject to the scale of the company's requirements, it might be necessary to exceptionally discount their expansion land from the portfolio of readily available land.</p> <p>Land at Oaklands Farm (B5398), Waymills (ELR033) and Land between Nantwich Road (A525) / Heath Road (A41) (ELR035) are recommended by BE Group. Existing allocation and this adjoining site could form a good quality, gateway employment site for Class B1 uses in Whitchurch with removal of existing local plan restriction for 'high technology' business development' to permit Class B1(a) office and Class B1(c) light industrial uses. Site 35 would increase developable area of land at Heath Road or provide a second phase of such a development</p>
<b>Other relevant</b>	No services

<b>Site Ref:</b> ELR035 (WHIT011)	<b>Site Name:</b> Land between Nantwich Road (A525)/Heath Road (A41), Whitchurch
<b>information</b>	Availability 3-5 years

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No constraints identified
<b>Biodiversity</b>	Pond within 100m of site so potentially Great Crested Newts. Mature trees could house bats. Extended Phase One Habitat Survey carried out by Star Ecology on behalf of site promoter. Survey did not assess pond. Adjacent to Environmental network with potential for enhancement
<b>Trees</b>	Mature trees on site will be a design constraint
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	No watercourses within 50m of site.
<b>Drainage: Surface water flooding</b>	0.27% of site in intermediate zone for surface water flooding. Not considered significant.
<b>Drainage: Groundwater flooding</b>	Between 50 and 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation response</b>	<ul style="list-style-type: none"> <li>Support for development in a arrange of directions, particularly North-West (ELR037) and South (ELR034)</li> </ul>
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on high quality agricultural land. The site scores positively for access to bus routes and for low landscape sensitivity. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b indicates that the site is recommended for allocation by BE Group as part of the Employment Land Review. This site could form a good quality, gateway employment site for Class B1 uses in Whitchurch with removal of existing local plan restriction for 'high technology' business development' to permit Class B1(a) office and Class B1(c) light industrial uses. The site would increase developable area of land at Heath Road or provide a second phase of such a development.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes – good strategic location (Gateway site) which would help to deliver identified future development needs in a location recommended by BE Group.

### Recommendation

<b>Preferred option</b>	Yes
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<b>If Yes, Key Development Issues from Assessment</b>	<ul style="list-style-type: none"> <li>• Impact on protected species;</li> <li>• Potential for environmental network enhancement;</li> <li>• The presence of mature trees on the site will be a design constraint;</li> <li>• Groundwater management issues.</li> </ul>
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<b>Site Ref:</b> ELR038 (WHIT031/09)	<b>Site Name:</b> Former Dairy, Mile Bank Road, Whitchurch
<b>Size (ha)</b>	4
<b>Indicative capacity</b>	Industrial
<b>General location</b>	The site is to the North of Whitchurch on Mile Bank Road, occupying a triangle of land south of Chester Road, north of Pear Tree Lane inside the A41 by-pass.
<b>Brownfield or Greenfield</b>	Brownfield: Partly in use by McDermott Civil Engineering. Site largely cleared but still accommodates vacant buildings and has storage tanks and water treatment facilities on site. Possibility of ground contamination
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	agriculture
<b>Topography</b>	Undulating
<b>Adjoining land uses and boundary features</b>	Mile Bank Farm (NW) agriculture
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, but could be easily achievable based on development scale. Seek improvements to clay pit and brown low road junction Road access is constrained, along mainly residential roads leading into rural area north of Whitchurch
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New primary school provision in Whitchurch</li> <li>• Electricity upgrades to reinforce supply at Whitchurch</li> <li>• Upgrades to the sewerage network</li> <li>• Assessment of local flood risk</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> <li>• Car and cycle parking facilities for new developments</li> <li>• Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings)</li> <li>• Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development</li> <li>• Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	No site specific assessment, moderate general sensitivity.
<b>Planning history or designations</b>	Outside of settlement boundary Partially cleared site of former milk storage and distribution depot (B8 use)
<b>Land ownership, land</b>	Promoted on behalf of landowner.

<b>Site Ref:</b> ELR038 (WHIT031/09)	<b>Site Name:</b> Former Dairy, Mile Bank Road, Whitchurch
<b>agreements and delivery statements</b>	
<b>Access to services/employment areas</b>	Divorced from town centre services and existing areas of employment land.
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Whitchurch is a very accessible market town on the A49 and on the Shrewsbury to Crewe rail-line. It has a vibrant logistics and haulage sector. The town does not provide enough employment for its residents and many commute to work in Cheshire, Wales or elsewhere in Shropshire. Whitchurch lacks grow-on units and a supply of readily available development land. Public sector support will be required to bring forward existing sites in Whitchurch (Heath Road and South of Civic Park) due to the power supply issues. This needs to be addressed immediately in Whitchurch, as the town lacks readily available employment land. The provision of 15 ha of new employment land is a high priority to provide for the future development needs of a significant local employer, Grocontinental, (cold storage and distribution) with a continuing and significant requirement for new land. Subject to the scale of the company's requirements, it might be necessary to exceptionally discount their expansion land from the portfolio of readily available land. Land at Oaklands Farm (B5398), Waymills and Land between Nantwich Road (A525) / Heath Road (A41) are recommended by BE GRoup
<b>Other relevant information</b>	Serviced Availability 0-1 years

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	n/a
<b>Biodiversity</b>	Protected species known present Survey required for bats, newts, voles; Adjacent to Environmental network with enhancement potential
<b>Trees</b>	No tree constraints
<b>Environmental Health</b>	n/a
<b>Drainage: Watercourse flooding</b>	n/a
<b>Drainage: Surface water flooding</b>	n/a
<b>Drainage: Groundwater flooding</b>	>= 25% <50% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable
<b>Countryside</b>	n/a
<b>Environment Agency</b>	n/a

<b>Community consultation</b>	<ul style="list-style-type: none"> <li>Support for development in a arrange of directions, particularly North-West (ELR037) and South (ELR034)</li> </ul>
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<b>response</b>	
<b>Statutory bodies responses to date</b>	n/a

**Site Assessment Summary**

This is a partially cleared site of a former milk storage and distribution depot (B8 use). The site still accommodates vacant buildings and has storage tanks and water treatment facilities on site. There is a possibility of ground contamination. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and for potential impacts on an international biodiversity designation (RAMSAR site). The site scores positively for low flood risk and may provide an opportunity to re-use previously developed land and address contamination from former uses.

More detailed assessment in Stage 2b indicates that the road access is constrained, and would rely on mainly residential roads leading into rural area north of Whitchurch. Protected species known present nearby. This is not one of the sites recommended for allocation by BE Group as part of the Employment Land Review. Overall sustainability of the site for employment use is judged to be poor.

**Conclusion**

<b>Potential windfall site</b>	n/a
<b>Realistic site</b>	No – constrained access and impact on residential amenity.

**Recommendation**

<b>Preferred option</b>	No – alternative sites are better located to meet the need for additional employment land in Whitchurch.
<b>If Yes, Key Development Issues from Assessment</b>	n/a

<b>Site Ref: ELR098 (WHIT024)</b>	<b>Site Name: Land South of A41</b>
<b>Size (ha)</b>	0.53
<b>Indicative capacity</b>	Office, light industrial
<b>General location</b>	Immediately south of A41/A525 roundabout and land between A41 and Tilstock Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Grazing
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Hedgerow defines the site's boundary. Farmland beyond this to the south and south east. Tilstock Road to the east and A41 to the east. The immediate north of the site is the A41/A525 roundabout.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable and unlikely to be made achievable at the level proposed. Site size insufficient to fund required pedestrian crossing of A41 & pedestrian improvements of Tilstock Road
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The site is not specifically assessed in the North Shropshire Landscape Sensitivity Study. However, land on the eastern side of the A41 of a similar size and characteristics has been assessed as having medium to high sensitivity with a low capacity for employment development. The site offers a valuable role providing a rural backdrop to the main approach roads.
<b>Planning history or designations</b>	N/A.
<b>Land ownership, land agreements and delivery statements</b>	Site has been promoted for development through the SHLAA. No delivery statement or legal agreements known.
<b>Access to services/employment areas</b>	The site sits beyond the town's bypass and importantly is enclosed by the A41 and Tilstock Road. There may be an opportunity to link into development to the south of the town although the scale of the site does not offer sufficient opportunity to deliver any pedestrian improvements.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	The site would provide a small contribution to the town's employment target. However, the site does not offer any economies of scale and little opportunity for expansion.
<b>Other relevant information</b>	None

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Extended phase 1 required. Potential for Bats and Great Crested Newts on site
<b>Trees</b>	Trees in eastern part of site may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	No significant concerns
<b>Drainage: Groundwater flooding</b>	No significant concerns
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No comments relating specifically to this site.
<b>Statutory bodies responses to date</b>	None specific to this site

### **Site Assessment Summary**

Of those issues outlined in the stage 2a assessment (sustainability appraisal) relevant to the potential identification of this site for employment use, the site scores positively for access to a bus service, broad landscape impact and impact on local areas of heritage importance. The site scores negatively for impact on agricultural land. Overall the site has an average score for employment use.

The stage 2b assessment has identified a significant concern over the ability of the site to achieve safe vehicular access given its limited scale. The site is also physically separated from the main town by the A41/A525 roundabout, which highlights further concerns about the site's potential to encourage pedestrian and cycle access. The site does not benefit from the economies of scale of other potential employment sites around the edge of the town and therefore is considered to be unlikely to achieve sustainability enhancements.

### **Conclusion**

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No.

### **Recommendation**

<b>Preferred Option</b>	No
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<b>Site Ref: ELR099 (WHIT042)</b>	<b>Site Name: Land at Heath Road</b>
<b>Size (ha)</b>	5ha
<b>Indicative capacity</b>	Office, light industrial
<b>General location</b>	Site sits to the south of Whitchurch, on land between the A41 and Prees Road. There is open countryside land to the north between the northern edge of the site and A525 by-pass.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Grazing
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	The A41 sits to the west of the site. Prees Road and the White House school provide the site's eastern boundary. Hedgerow defines the site's northern boundary, with agricultural land between the site and the A525.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, but could easily be made to be at the scale of development proposed.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<ul style="list-style-type: none"> <li>• New Primary School Provision;</li> <li>• Electricity upgrades to reinforce supply at Whitchurch;</li> <li>• Upgrades to the sewerage network;</li> <li>• Assessment of local flood risk;</li> <li>• Junction capacity and safety improvements where necessary to facilitate development</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	The site is not specifically assessed in the North Shropshire Landscape Sensitivity Study. However, Shropshire Council's broad landscape assessment contained in Stage 2a considers this site as having low landscape impact.
<b>Planning history or designations</b>	The site is allocated as a reserve site for high technology business development only in the North Shropshire Local Plan 2005.
<b>Land ownership, land agreements and delivery statements</b>	Site has been promoted for development through the SHLAA and for employment use. Site considered available for employment use. Site promoted alongside land to the north (ELR035) as a combined employment site.
<b>Access to services/employment areas</b>	The site sits beyond the town's bypass and importantly is enclosed by the A41 and Tilstock Road. However, given the scale of the site and the opportunity to include land to the north as part of a comprehensive employment site adjoining the A525 by-pass, it is considered there are clear opportunities to link into development to the south of the town.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	The site would provide a significant contribution to the town's employment target and offers an opportunity to provide a comprehensive site with land to the north adjacent to the A525 by-pass.
<b>Other relevant information</b>	None

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Extended phase 1 required. Potential for Bats and Great Crested Newts on site
<b>Trees</b>	One mature tree may be design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	18.35% of site in intermediate surface water flooding zone
<b>Drainage: Groundwater flooding</b>	No significant concerns
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<b>Environment Agency</b>	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.

<b>Community consultation response</b>	Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

Of those issues outlined in the stage 2a assessment (sustainability appraisal) relevant to the potential identification of this site for employment use, the site scores positively for access to a bus service, broad landscape impact and impact on local areas of heritage importance. The site scores negatively for impact on agricultural land and is within the buffer zone of a SAC/Ramsar site. Overall the site has an average score for employment use.

The stage 2b assessment considers that the site can achieve suitable access at the scale proposed. It is considered the site also offers a significant opportunity to combine with land to the north (ELR035) in order to provide a comprehensive employment site. In doing this the opportunity for access off the A525 is presented. The site is not considered to have significant landscape or environmental constraints. The principle of employment use on this site has been established in the North Shropshire Local Plan, and although the site has failed to come forward it is considered the inclusion of land north (ELR035) significantly improves the marketability of the site. It is considered the site offers a distinct 'gateway' location and is in principle suitable for B1 office uses predominantly.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
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<b>Realistic site</b>	<b>Yes</b>
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**Recommendation**

Preferred Option	<b>Yes</b> to be allocated with land to the north adjacent to the A525 by-pass to form a comprehensive 11ha employment site for B1 uses predominantly.
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