

Gobowen: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Gobowen

Site Ref	Site Name	Stage 2	Comments
GOB001	Land to south west of Fernhill.	Yes	
GOB002	Land west of Agnes Hunt Memorial Bungalows	No	Site not promoted Site with development potential identified in SHLAA but not promoted
GOB003	Land north of School Lane	Yes	
GOB004	Land to north of Five Crosses roundabout	Yes	Not suitable as a housing site, but consider potential for employment use
GOB005	Superior Windows and Conservatories	No	Site is under 0.2 Ha (0.16Ha)
GOB006	Land at Twmpath Lane	No	Site is currently a car park serving the Robert Jones & Agnes Hunt Hospital. The Hospital and the site itself have little of no relation with the current settlement development boundary for Gobowen.
GOB007	Land north of Almond Avenue	No	Site has planning permission for housing and development has commenced
GOB008	Land at Southlands Avenue	Yes	Existing Local Plan housing allocation to be reviewed
GOB009	Land off Almond Avenue	No	Site is under 0.2 Ha (0.17Ha) and has planning permission for the development of 6 affordable dwellings
GOB010	Land at Meadowlea, Whittington Road	Yes	
GOB011	Land south of Old Vicarage	Yes	Majority of the site is within Flood Zone 3. Existing Local Plan housing allocation which needs to be reviewed. Part of site developed for community allotments.
GOB012	Land between A5 and Shrewsbury railway line	Yes	
GOB013	Land south of Henlle Golf Course	Yes	
GOB014	Land south east of Far End	No	Site falls wholly within Flood Zone 3
GOB015	Land at Wern Lodge	Yes	Not suitable as a housing site, but consider potential for employment use
GOB016	Land to north of Fernhill Lane	Yes	
GOB017	Land south east of Perry Road	Yes	
GOB018	Land west of RHAJ Hospital	No	Site has little or no relation with the current settlement development boundary for Gobowen
GOB019	Land off Fernhill Lane	Yes	
GOB020	Land west of Meadowlea	Yes	

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Site Ref	Site Name	Stage 2	Comments
GOB021	Land east of RJAH Hospital	No	Site has little or no relation with the current settlement development boundary for Gobowen
GOB022	Land west of Henlle Lane	Yes	
GOB023	Land at The Hart & Trumpet	Yes	
GOB024	Former Station Coal Wharf	Yes	
GOB025	Land at Thornfield	No	Site is under 0.2Ha
GOB026	Bryn-y-Castell	No	Bryn-y-Castell SAM and a section of Wat's Dyke SAM North part of site is within Flood Zone 3.
GOB028	Land east of Rhewl Lane	No	Site not promoted
GOB029	Land North of St Martins Road	No	Site not promoted
GOB030	Land North of Preeshenlle Lane	No	Site not promoted
GOB032	Land to Northwest of Pen-y-Cae	No	Site not promoted
GOB033	Twmpath Lane	No	Site has little or no relation with the current settlement development boundary for Gobowen

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Site ref: GOB001		Site Name: Land to South West of Fernhill	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	9.7ha
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 site adjoining 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 ¹	N	

Note¹: Currently promoted is defined as information submitted through any one of the following mechanisms:

- i) Predecessor local authority Local Plan review or Local Development Preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) The Employment Land Review

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: GOB002		Site Name: Land West of Agnes Hunt Memorial Bungalows	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.37ha
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 current development boundary. Physically contained by existing development and railway line along southern boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site with development potential identified in SHLAA but not promoted

Recommendation: Do not progress to Stage 2 assessment – not promoted.

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Site ref: GOB003		Site Name: Land North of School Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	5.96ha
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 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	Line of Wat's Dyke Scheduled Ancient Monument on eastern boundary of site.
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Southern part of site, along River Perry, falls within Flood Zone 3
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

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Site ref: GOB004		Site Name: Land North of Five Crosses Roundabout	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.79ha
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 located off A5/A483 junction, south of settlement, not well related to current development boundary. Not suitable for housing, but scope to consider potential of site as a future employment location?
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹		

Recommendation: Progress to Stage 2 assessment - *not suitable as a housing site, but consider potential for employment use*

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Site ref: GOB005		Site Name: Superior Windows and Conservatories	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.16ha
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 existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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

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Site ref: GOB006		Site Name: Land at Tympath Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.194ha
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 currently a car park serving the Robert Jones & Agnes Hunt Hospital. The Hospital and the site itself have little of no relation with the current settlement development boundary for Gobowen.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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Recommendation: *Do not progress to Stage 2 assessment – too small and unrelated to settlement*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB007		Site Name: Land North of Almond Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.42ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site has planning permission for housing and development has commenced – Fletcher Homes
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is within 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 ¹	N	Site under construction

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Recommendation: *Do not progress to Stage 2 assessment – site under construction*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB008		Site Name: Land at Southlands Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.42ha
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	Existing Local Plan housing allocation within current settlement development boundary, but not in the hands of a developer
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Not actively promoted. Site allocation needs reviewing through SAMDev

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Recommendation: Progress to Stage 2 assessment – existing site allocation to be reviewed

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Site ref: GOB009		Site Name: Land off Almond Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.17ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site has planning permission for 6 affordable dwellings (10/0541/FUL)
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 settlement development boundary – site comprises garage court area and former allotments.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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Recommendation: *Do not progress to Stage 2 assessment – too small and site has planning permission*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB010		Site Name: Land at Meadowlea, Whittington Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.14ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is well related 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	N	

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	unlikely to be developable		
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB011		Site Name: Land south of Old Vicarage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	5.51ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site, immediately south of the Old Vicarage (care home), has been developed for community allotments, reducing the site area
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 allocated for housing in Oswestry Borough Local Plan (1999), but has not come forward for development.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the	N	

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	remainder of the site is unlikely to be developable		
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	Majority of the site is within Flood Zone 3.
9	Site not currently promoted ¹	Y	Existing allocated site, but land owner (Hilton Jones family) unwilling to release for development. Site allocation needs reviewing through SAMDev

Recommendation: Progress to Stage 2 assessment – within Flood Zone, but existing site allocation to be reviewed

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB012		Site Name: Land between A5 and Shrewsbury Rail Line	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	5.51ha
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 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	N	

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	the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable		
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment.*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB013		Site Name: Land South of Henlle Golf Course	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.59ha
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 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	N	

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	remainder of the site is unlikely to be developable		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Southern tip of site falls within Flood Zone 3
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

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Site ref: GOB014		Site Name: Land South East of Far End, Whittington	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.25ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Land does not adjoin existing development boundary but lies adjacent to existing development on the southern approach to the village via Whittington Road
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	

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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 falls wholly within Flood Zone 3.
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – within Flood Zone*

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Site ref: GOB015		Site Name: Land at Wern Lodge	
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 located south of settlement, not well related to current development boundary. Possible consideration 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	N	

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	Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Progress to Stage 2 assessment - not suitable as a housing site, but consider potential for employment use

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Site ref: GOB016		Site Name: Land to North of Fernhill Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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	

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7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Flood Zone 3 on northern boundary.
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB017		Site Name: Land South East of Perry 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 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	N	

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	Geological Site such that the remainder of the site is unlikely to be developable		
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Flood Zone 3 on western boundary.
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB018		Site Name: Land West of RJAH Hospital	
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	The Hospital and the site itself have little or no relation with the current settlement development boundary for Gobowen.
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	

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6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site put originally forward for consideration as a housing development site to generate resources for investment in the Hospital. However, Hospital Estate Strategy may have now changed

Recommendation: *Do not progress to Stage 2 assessment – site is unrelated to the settlement*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB019		Site Name: Land off Fernhill Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

Gobowen: Submission

	remainder of the site is unlikely to be developable		
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB020		Site Name: Land West of Meadowlea	
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 development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

Gobowen: Submission

	remainder of the site is unlikely to be developable		
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB021		Site Name: Land East of RJAH Hospital	
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	The Hospital and the site itself have little of no relation with the current settlement development boundary for Gobowen.
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	

Gobowen: Submission

6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site put originally forward for consideration as a housing development site to generate resources for investment in the Hospital. However, Hospital Estate Strategy may have now changed

Recommendation: *Do not progress to Stage 2 assessment – site is unrelated to the settlement*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB022		Site Name: Land West of Henlle Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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	N	

Gobowen: Submission

	Reserve such that the remainder of the site is unlikely to be developable		
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB023		Site Name: Land at The Hart & Trumpet	
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 covered by housing allocation in OBC Local Plan.
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 within 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	N	

Gobowen: Submission

	remainder of the site is unlikely to be developable		
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB024		Site Name: Former Station Coal Wharf	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.93ha
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 development boundary.

Gobowen: Submission

4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Southern part of the site is within Flood Zone 3 although the remainder is still developable.
9	Site not currently promoted ¹	N	

Recommendation: *Progress to Stage 2 assessment*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB025		Site Name: Land at Thornfield	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.08 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

Gobowen: Submission

	remainder of the site is unlikely to be developable		
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB026		Site Name: Bryn-y-Castell	
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 development boundary.

Gobowen: Submission

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	Y	Bryn-y-Castell SAM and a section of Wat's Dyke SAM
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	North part of site is within Flood Zone 3.
9	Site not currently promoted ¹	N	

Recommendation: *Do not progress to Stage 2 assessment*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB028		Site Name: Land East of Rhewl 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	N	Site adjoins current development boundary.

Gobowen: Submission

	(where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: *Do not progress to Stage 2 assessment – not promoted*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB029		Site Name: Land North of St Martins 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	N	

Gobowen: Submission

	granted but not yet implemented		
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is close to current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: *Do not progress to Stage 2 assessment – not promoted*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB030		Site Name: Land North of Preeshenlle 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	N	Site adjoins current development boundary.

Gobowen: Submission

	(where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: *Do not progress to Stage 2 assessment – not promoted*

Stage 1 Site Assessment: GOBOWEN

Site ref: GOB032		Site Name: Land North West of Pen-y-Cae	
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	N	

Gobowen: Submission

	granted but not yet implemented		
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: *Do not progress to Stage 2 assessment – not promoted*

Stage 1 Site Assessment: *GOBOWEN*

Site ref: GOB033		Site Name: Twmpath Lane	
No.	Criteria	Y/N	Comments

Gobowen: Submission

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 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 ¹	N	

Recommendation: *Do not progress to Stage 2 assessment – site is unrelated to the settlement*

Gobowen: Submission

Housing Sites Assessment: Stage 2a

Site ref: GOB001		Site Name: Land to south west of Fernhill.		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Gobowen: Submission

Site ref: GOB001		Site Name: Land to south west of Fernhill.		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0		
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Site Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB003		Site Name: Land north of School Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	Landscape Sensitivity Study: High/medium
	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	-	Wat's Dyke runs along eastern boundary. Bryn-y-Castell to the south.
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within:	-/0	0	
	▪ a World Heritage Site buffer zone			
	▪ 300m of a Conservation Area			
	▪ 300m of a Registered Park or Garden			

Gobowen: Submission

Site ref: GOB003		Site Name: Land north of School Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0		
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer of a previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

Gobowen: Submission

Site Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB004		Site Name: Land to north of Five Crosses roundabout		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB004		Site Name: Land to north of Five Crosses roundabout		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	At northern boundary edge
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Site Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB008		Site Name: Land at Southlands Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within:	-/0	0	
	▪ a World Heritage Site buffer zone			
	▪ 300m of a Conservation Area			
	▪ 300m of a Registered Park or Garden			

Gobowen: Submission

Site ref: GOB008		Site Name: Land at Southlands Avenue		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	North eastern tip of the site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB010		Site Name: Land at Meadowlea, Whittington Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	Some Flood Zone 2 along eastern boundary
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB011		Site Name: Land south of Old Vicarage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	-	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB011		Site Name: Land south of Old Vicarage		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB012		Site Name: Land between A5 and Shrewsbury railway line		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Landscape Sensitivity Study: Medium
	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:	-/0	0	
	▪ a World Heritage Site buffer zone			
	▪ 300m of a Conservation Area			
	▪ 300m of a Registered Park or Garden			

Gobowen: Submission

Site ref: GOB012		Site Name: Land between A5 and Shrewsbury railway line		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB013		Site Name: Land south of Henlle Golf Course		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	Landscape Sensitivity Study: High/Medium
	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	-	Site within 300m of Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB013		Site Name: Land south of Henlle Golf Course		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	TPO for a groups of trees as parkland
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Along southern boundary
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer for current and previous landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB015		Site Name: Land at Wern Lodge		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB015		Site Name: Land at Wern Lodge		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB016		Site Name: Land to north of Fernhill Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Runs along northern boundary
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB017		Site Name: Land south east of Perry Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB017		Site Name: Land south east of Perry Road		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Runs along western boundary
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Buffer of previous landfill site on north western boundary
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB019		Site Name: Land off Fernhill Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Buffer of young people's recreational facility at northern edge of site
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	Moderate. Landscape sensitivity study: medium
	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	

Gobowen: Submission

Site ref: GOB019		Site Name: Land off Fernhill Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Single TPO at south western edge
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Small part of FZ3 at south western edge and larger area of FZ2.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB020		Site Name: Land west of Meadowlea		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate. Landscape sensitivity study: medium
	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:	-/0	0	
	▪ a World Heritage Site buffer zone			
	▪ 300m of a Conservation Area			
	▪ 300m of a Registered Park or Garden			

Gobowen: Submission

Site ref: GOB020		Site Name: Land west of Meadowlea		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB022		Site Name: Land west of Henlle Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate. Landscape sensitivity study: medium
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB022		Site Name: Land west of Henlle Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	-	Site partly on previous landfill site (south west corner) and within 250m of a current and 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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB023		Site Name: Land at The Hart & Trumpet		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Northern edge of site boundary
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	0	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Within buffer of section of Wat's Dyke
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB023		Site Name: Land at The Hart & Trumpet		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	FZ2 in northern sector of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Partly on developed area
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	

Gobowen: Submission

Assessment: Stage 2a

Settlement: Gobowen

Site ref: GOB024		Site Name: Former Station Coal Wharf		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Within buffer of section of Wat's Dyke
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Gobowen: Submission

Site ref: GOB024		Site Name: Former Station Coal Wharf		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	FZ3 and FZ2 in southern sector of the site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	urban
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	+	

Notes

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

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

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

Gobowen: Submission

Housing Sites Assessment: Stage 2b

Site Ref: GOB001	Site Name: Land to south west of Fernhill
Size (ha)	9.79
Indicative capacity	294
General location	South-East of village centre, north of Whittington Road and West of River Perry and Little Fernhill Farm
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	agriculture
Topography	Largely level
Adjoining land uses and boundary features	Currently surrounded by agricultural land, but residential to the south along Whittington Road
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner, together with GOB001 and GOB020
Access to services/employment areas	Good access to village centre services, but more distant than some alternative sites
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to main settlement and services, but could form part of a comprehensively planned extension to the village. However, size may exceed proposed scale of growth.
Other relevant information	Supporting information provided. Could form part of a wider comprehensive scheme together with GOB001 and GOB020

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No Comment
Biodiversity	Survey for Bats; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	3.06 % of the site is susceptible to More Zone surface water flooding and 1.94% is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space and potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space and for low flood risk. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights a very high risk of groundwater flooding. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction. However, the site is not as well related to the main settlement as some alternatives.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

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

Gobowen: Submission

Site Ref: GOB003	Site Name: Land north of School Lane
Size (ha)	5.97
Indicative capacity	179
General location	North of village centre and river Perry, West of St Martin's Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Falls to River Perry in the south
Adjoining land uses and boundary features	Golf course (N), River Perry (S), residential to the south-west (Chirk Rd) and East (St Martins Rd)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG4-151: Landscape sensitivity high/medium</p> <p>The site consists of unmaintained pastoral fields with outgrown boundaries. The northern edge of the site crosses the open field. The sloping valley side topography and the valley floor combined with the field boundaries and tree cover provides an enclosing and intimate rural setting to the northern side of the settlement. The stream and valley floor provides a natural boundary to the settlement and the corridor may be of nature conservation interest. This is a floodplain and any development here would be highly unlikely to be acceptable. Wats Dyke is of heritage interest and with its trees and hedge provides a natural boundary for development to the east. This 20c development extension to the settlement to the north is detractive when viewed from the south. The site is apparently very well used for informal recreation with the PROW and numerous other trodden paths. The minimal maintenance of the site does not affect its intrinsic value or sensitivity as an attractive and positive setting to the settlement.</p> <p>Housing capacity low</p> <p>The site has no capacity for housing as it is either floodplain, on steep slopes or prominent valley side. The area has intrinsic landscape, heritage and nature conservation qualities. The 20c development to the east is not a positive template or justification for further development on this site.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related	n/a

Gobowen: Submission

Site Ref: GOB003	Site Name: Land north of School Lane
benefits	
Transport and Highways related benefits	n/a
Strategic fit	Not well related to village – breaches natural northern boundary established by River Perry
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Eastern edge of site includes SAM - exclude this area and at least a 30m buffer strip from any allocation. Impact on setting of SAM also needs careful consideration. Impact on setting of non-designated parkland also needs assessment and archaeological assessment and possibly evaluation of remaining areas of site would be necessary prior to submission of an application.
Biodiversity	Protected species known to be present nearby Survey for Bats, newts, water vole, reptiles; Within Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course on site 20% of site suffers from a very high flood risk (Zone 3)
Drainage: Surface water flooding	4.02 % of the site is susceptible to More Zone surface water flooding and 2.85% is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 25% and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to open space, for potential impacts on Wat's Dyke, high flood risk and for potential loss of high quality agricultural land. The site is within buffer of a previous landfill site. The site scores positively for access to a bus route and Primary School and for access to most types of open space. Development may provide the opportunity address issues from a previous land use. Overall sustainability of the site is judged to be poor.

Gobowen: Submission

More detailed assessment in Stage 2b assessment increases the landscape sensitivity to high/medium and suggests that the site has a low capacity for housing development. Community consultation responses to SAMDev Issues and Options do not support strategic growth in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No
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Gobowen: Submission

Site Ref: GOB004	Site Name: Land to north of Five Crosses roundabout
Size (ha)	3.79
Indicative capacity	114
General location	South of village centre West of Chirk Road (B5069) and East of A5 bypass
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Level
Adjoining land uses and boundary features	A5 bypass (W), water course & agriculture (N), residential to E of B5069
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services, but these are some distance to the north
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to main settlement and services. Potential noise issues from proximity to A5 bypass.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Scheduled Ancient Monument
Biodiversity	Protected species known to be present nearby Survey for Bats, newts, water vole, reptiles; Within Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. 1.85% of the site is in Flood Zone

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	3a.
Drainage: Surface water flooding	2.11% is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space, for potential impacts on a Scheduled Ancient Monument, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and amenity open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity and heritage. Community consultation responses to SAMDev Issues and Options do not support strategic growth in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No– not well related to existing settlement and services
If Yes, Key Development Issues from Assessment	n/a

Gobowen: Submission

Site Ref: GOB008	Site Name: Land at Southlands Avenue
Size (ha)	1.42
Indicative capacity	20 (OBC saved allocation)
General location	South of village centre West of Whittington Road and East of railway
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Railway (W), residential (E)of B5069
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Existing allocation H10.3 in saved OBC Local Plan
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural infill plot already identified within the development boundary
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Extended survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. 4.23% of site is in

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	Flood Zone 3a.
Drainage: Surface water flooding	1.41% is susceptible to 30 year Deep Zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions:</p> <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; <p>Development north of School Lane towards Henlle Park is not supported. Subsequent consultation indicated that the majority of respondents supported the inclusion of this site, although there were concerns that the site has previously been allocated and never come forward for development, questioning its deliverability.</p>
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

This site has good access to village centre services and would provide an opportunity to develop a modest number of homes within the development boundary on a site previously allocated by the Oswestry Local Plan.

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. A small part of the site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity. Community consultation responses to SAMDev Issues and Options support strategic growth in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
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Gobowen: Submission

If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Extended survey required for protected species including Bats and reptiles;• Adjacent to Environmental Network & potential Network enhancement opportunity;• Measures to address the very high risk of groundwater flooding• Careful design to minimise impacts on trees and hedgerows.
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Gobowen: Submission

Site Ref: GOB010	Site Name: Land at Meadowlea, Whittington Road
Size (ha)	1.14
Indicative capacity	34 (application for 8?)
General location	South-east of village centre North of Whittington Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Railway (W), residential (E)of B5069
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Current planning application
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre unless land to the NE of Whittington Road unless adjacent land (GOB001, GOB019 & GOB020) also developed. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity. Trees & hedgerows will be a significant constraint. Community consultation responses to SAMDev Issues and Options support strategic growth in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

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

Gobowen: Submission

Site Ref: GOB011	Site Name: Land south of Old Vicarage
Size (ha)	3.9
Indicative capacity	117
General location	South of railway station and village centre East of B5069
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Railway station (NE), railway line (E), B5069 (W), residential (N)of B5069, agriculture (S)
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Site allocation (H10.4) in saved OBC Local Plan
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village centre services and railway station.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Scheduled Ancient Monument Impact on setting of SAM needs to be considered.
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. 91.18% of the site is in Flood Zone 3a.
Drainage:	2.82% of the site is susceptible to 30 year Deep zone surface water

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Surface water flooding	flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space. The site is just within 300m of a Scheduled Ancient Monument. The site suffers from high flood risk and may result in the potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights that, whilst the site is well related to village centre services and railway station, most of it is subject to a high flood risk.

Conclusion

Potential windfall site	n/a
Realistic site	No – flood risk issues

Recommendation

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

Gobowen: Submission

Site Ref: GOB012	Site Name: Land between A5 and Shrewsbury railway line
Size (ha)	4.8 (approx. 3Ha net developable area)
Indicative capacity	90
General location	North-west of village centre between railway line and A5 bypass
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Railway line (E), A5 bypass (W), residential (NE across railway), allocated housing (S)
Local highway capacity/ constraints	Access is dependent upon allocated housing site H10.1 (saved OBC Local Plan) being developed Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG3-132: Landscape sensitivity medium</p> <p>This site consists of a single large, flat, triangular arable field on the south western edge of the settlement of Gobowen, separated from it by a railway, which forms its eastern boundary. There is continuous mixed 20th century housing adjacent to the railway along the length of the site's eastern boundary. The western boundary consists of a thorn hedge and deciduous tree belt along the A5[T] road, strengthened by similar vegetation to the other side of the road. Further west and parallel to the road, there is a low ridge which acts to further limit views into the site. However, from the site there are views over these elements to the hills beyond. To the south of the site there is an area of flat, rough ground with a ditch along its northern boundary. Although a footpath is shown in the current OS map running at an angle from the footbridge over the railway at the south eastern edge of the site, there is no current visual evidence of its presence or use, save for a gap in the hedge on the western boundary. Although one of the key characteristics of this site - arable farmland – is vulnerable to change, the site no longer forms part of the wider farmed landscape, from which it is separated by the A5 and its amenity planting to both sides, nor does it have high value as a landscape resource.</p> <p>Housing capacity high/medium</p> <p>This site has high/medium capacity for housing development as it is suitable topographically and is screened from the wider landscape. Although it is separated from the settlement by the railway along its eastern boundary, there is a footbridge across the railway and road access would need to be provided through the adjoining site to the south.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner

Gobowen: Submission

Access to services/employment areas	Access to village centre services through another site. Railway is a significant barrier
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well screened, natural infill within bypass which could be well related to village centre services, dependent on development of land to the South and access across railway.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	7.62 % of the site is susceptible to More Zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions:</p> <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; <p>Development north of School Lane towards Henlle Park is not supported. Subsequent consultation indicated that the majority of respondents support the inclusion of this site as it is a logical extension in a sustainable location.</p>
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Gobowen: Submission

Site Assessment Summary

This is a well screened, natural infill site within the bypass which would be well related to village centre services, subject to the completion of development of land to the South and an upgraded pedestrian access across the railway to the East.

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to bus routes and Primary Schools, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights that access is dependent upon allocated housing site H10.1 (saved OBC Local Plan) being developed. Measures to address groundwater flood risk will be required.

Conclusion

Potential windfall site	n/a
Realistic site	Yes, subject to completion of development to south

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Further details of road access and pedestrian access across railway required;• Potential need for survey and mitigation for EU protected species;• Environmental Network enhancement opportunity;• Site investigations required to address groundwater flooding and potential SUDS design;

Gobowen: Submission

Site Ref: GOB013	Site Name: Land south of Henlle Golf Course
Size (ha)	4.5
Indicative capacity	135
General location	North of village centre, west of Chirk Road and North of River Perry
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	agriculture
Topography	Falls to River Perry valley in South
Adjoining land uses and boundary features	Golf Course (N), residential (S & W), agriculture (E)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG4-126: Landscape sensitivity high/medium</p> <p>The site lies on the end of a local ridge and forms part of mown parkland with a golf course. There is a locally prominent copse of trees which together with the mature parkland and hedge oaks form important elements in the local landscape. The area is distinctly separated from the settlement by a stream course and floodplain. There is no defined boundary to the north.</p> <p>Housing capacity low</p> <p>The site has no capacity for housing as it is prominent visually and functionally forms part of the parkland to the north and is separated from the settlement by a stream corridor.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to village – breaches natural northern boundary established by River Perry
Other relevant information	n/a

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Scheduled Ancient Monument Impact on setting of SAM needs to be considered. Site comprises part of Henlle Park - a non-designated heritage asset - impact on the significance of the asset would need to be assessed.
Biodiversity	Survey for Bats, newts, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, and no flood events have been reported by members of the public to the Flood Forum. 5.42% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	3.87% of the site is susceptible to More Zone surface water flooding.
Drainage: Groundwater flooding	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Flood zone map needs refining/ modelling- Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse.
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Schedules Ancient Monument, potential impacts on protected trees and high flood risk. The site is within buffer for current and previous landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights that the site is not well related to village since it breaches the natural northern boundary established by River Perry. Development could impact adversely on the setting of a Scheduled Ancient Monument and the non-designated heritage Asset of Henlle Park. Community consultation responses to SAMDev Issues and Options do not support strategic growth in this direction.

Gobowen: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No– not well related to existing built form and potential adverse impact on historic environment
If Yes, Key Development Issues from Assessment	n/a

Gobowen: Submission

Site Ref: GOB015	Site Name: Land at Wern Lodge
Size (ha)	1.44
Indicative capacity	43
General location	South of village centre, East of B5069 and west of former railway line and orthopaedic hospital
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Railway line and hospital (E), residential (S), agriculture (N&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, but may be achievable if full site was developed. Opportunity to link to new green cycle lane and hospital site?
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Village centre services some distance to the north
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to main settlement and services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage:	No part of the site is susceptible to surface water flooding (in the More Zone

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Surface water flooding	or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and most types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No– not well related to existing settlement and services
If Yes, Key Development Issues from Assessment	n/a

Gobowen: Submission

Site Ref: GOB016	Site Name: Land to north of Fernhill Lane
Size (ha)	4.39
Indicative capacity	132
General location	East of village centre, south of River Perry
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Sloping to North
Adjoining land uses and boundary features	River Perry (NE), residential (W), agriculture (S)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG7-129: Landscape sensitivity medium</p> <p>This site consists of part of a large open arable field, gently undulating east to west and sloping gently northwards down towards the River Perry. It lies along part of the eastern boundary of Gobowen, with development extending further into the wider landscape to both north and south and housing development clearly visible along its north western boundary at close range. The site is split by a ditch/watercourse with mature riparian vegetation in a minor valley dividing the north east facing field from the one to the south. Development at Rhewl is also visible, at less close range, from the site's north eastern boundary looking to the north. Despite this, there are wide views of the wider farmed landscape to the north and east. An obviously well-used footpath from Whittington Road is used as the south eastern site boundary, although it is merely a well-trodden mark within the ploughed field. Although adjacent to the settlement edge, this site functions well and is a visual component of the wider farmed landscape and thus has value as a landscape resource. As arable farmland it is also vulnerable to change.</p> <p>Housing capacity medium/low</p> <p>This site's capacity for housing development is medium/low due to issues of visibility in the wider landscape and from the settlement edge and to the lack of a defensible boundary to the south east. Development of this site and site OWG8-129 would set a precedent for further development south eastwards into the wider countryside.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to	Good access to village centre services via Fernhill Lane

Gobowen: Submission

services/employment areas	
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural extension to built area, well related to main settlement and services, but better alternative sites are available.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Survey for Bats, voles, reptiles; Within Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, and no flood events have been reported by members of the public to the Flood Forum. 6.38% of the site is in Flood Zone 3a
Drainage: Surface water flooding	29.63 % of the site is susceptible to More Zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Flood zone map needs refining/ modelling & stream through site needs assessment- Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

Gobowen: Submission

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity since protected species are known to be present nearby. Whilst development in this location could form a natural extension to built area in a location reasonably well related to main settlement and services, the scale of development proposed means and the availability of more favourably located sites means that it is not required during the current Plan period.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

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

Gobowen: Submission

Site Ref: GOB017	Site Name: Land south east of Perry Road
Size (ha)	9.32
Indicative capacity	280
General location	North-East of village centre, north of River Perry and SE of Rhewl
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Rising to North
Adjoining land uses and boundary features	River Perry (SW), residential (NW), agriculture (E)
Local highway capacity/ constraints	More information about highway access point required Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Village centre services some distance away, access routes are unclear
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to main settlement and services
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Survey for Bats, voles, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at

Gobowen: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	either the planning brief or planning application stage. No watercourse flooding has been recorded, and no flood events have been reported by members of the public to the Flood Forum. 3.33% of the site is in Flood Zone 3a
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Flood zone map needs refining/ modelling- Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and some types of open space. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk and potential impacts on biodiversity since protected species are known to be present nearby. It is unclear how a highway access could be achieved.

Conclusion

Potential windfall site	n/a
Realistic site	No – highway access unclear. Site is not well related to village centre and built form.

Recommendation

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

Gobowen: Submission

Site Ref: GOB019	Site Name: Land off Fernhill Lane
Size (ha)	5.06
Indicative capacity	152
General location	South-East of village centre, north of Whittington Road and West of River Perry and Little Fernhill Farm
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Undulating
Adjoining land uses and boundary features	River Perry (NE), residential (S&W), agriculture (E)
Local highway capacity/ constraints	Highway access not currently acceptable, could would be easily achievable based on development scale Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG7-129: Landscape sensitivity medium</p> <p>This site consists of part of a large open arable field, gently undulating east to west and sloping gently northwards down towards the River Perry. It lies along part of the eastern boundary of Gobowen, with development extending further into the wider landscape to both north and south and housing development clearly visible along its north western boundary at close range. The site is split by a ditch/watercourse with mature riparian vegetation in a minor valley dividing the north east facing field from the one to the south. Development at Rhewl is also visible, at less close range, from the site's north eastern boundary looking to the north. Despite this, there are wide views of the wider farmed landscape to the north and east. An obviously well-used footpath from Whittington Road is used as the south eastern site boundary, although it is merely a well-trodden mark within the ploughed field. Although adjacent to the settlement edge, this site functions well and is a visual component of the wider farmed landscape and thus has value as a landscape resource. As arable farmland it is also vulnerable to change.</p> <p>Housing capacity medium/low</p> <p>This site's capacity for housing development is medium/low due to issues of visibility in the wider landscape and from the settlement edge and to the lack of a defensible boundary to the south east. Development of this site and site OWG8-129 would set a precedent for further development south eastwards into the wider countryside.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner, together with GOB001 and GOB020
Access to	Good access to village centre services

Gobowen: Submission

Site Ref: GOB019	Site Name: Land off Fernhill Lane
services/employment areas	
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to main settlement and services, could form part of a comprehensively planned extension to the village, but size may exceed proposed scale of growth.
Other relevant information	Supporting information provided. Could form part of a wider comprehensive scheme together with GOB001 and GOB020

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, voles, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, but 1 flood event has been reported by members of the public to the Flood Forum. 1.38% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Stream needs assessment also improve fz map- Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Gobowen: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, potential impacts on protected trees, high flood risk and for potential loss of high quality agricultural land. The site scores positively for access to a bus route and access to most types of open space. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk. Trees and hedgerows will be a significant development constraint. Whilst development in this location could form a natural extension to built area in a location reasonably well related to main settlement and services, the scale of development proposed means and the availability of more favourably located sites means that it is not required during the current Plan period.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

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

Gobowen: Submission

Site Ref: GOB020	Site Name: Land west of Meadowlea
Size (ha)	2.95
Indicative capacity	89
General location	South-East of village centre, north of Whittington Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Rising to NE
Adjoining land uses and boundary features	River Perry (NE), residential (S&W), agriculture (E)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG7-129: Landscape sensitivity medium</p> <p>This site consists of part of a large open arable field, gently undulating east to west and sloping gently northwards down towards the River Perry. It lies along part of the eastern boundary of Gobowen, with development extending further into the wider landscape to both north and south and housing development clearly visible along its north western boundary at close range. The site is split by a ditch/watercourse with mature riparian vegetation in a minor valley dividing the north east facing field from the one to the south. Development at Rhewl is also visible, at less close range, from the site's north eastern boundary looking to the north. Despite this, there are wide views of the wider farmed landscape to the north and east. An obviously well-used footpath from Whittington Road is used as the south eastern site boundary, although it is merely a well-trodden mark within the ploughed field. Although adjacent to the settlement edge, this site functions well and is a visual component of the wider farmed landscape and thus has value as a landscape resource. As arable farmland it is also vulnerable to change.</p> <p>Housing capacity medium/low</p> <p>This site's capacity for housing development is medium/low due to issues of visibility in the wider landscape and from the settlement edge and to the lack of a defensible boundary to the south east. Development of this site and site OWG8-129 would set a precedent for further development south eastwards into the wider countryside.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner, together with GOB001 and GOB020
Access to	Good access to village centre services

Gobowen: Submission

Site Ref: GOB020	Site Name: Land west of Meadowlea
services/employment areas	
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to main settlement and services, could form part of a comprehensively planned extension to the village, but size may exceed proposed scale of growth.
Other relevant information	Supporting information provided. Could form part of a wider comprehensive scheme together with GOB001 and GOB020

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, reptiles; Potential for Environmental Network enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	0.68 % of the site is susceptible to More Zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space and for potential loss of high quality agricultural land. The site scores positively for access to a bus route, access to some types of open space and low flood risk. The site is well related to village centre services and facilities. Overall sustainability of the site is judged to be fair.

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More detailed assessment in Stage 2b assessment highlights groundwater flood risk. Whilst development in this location could form a natural extension to built area in a location reasonably well related to main settlement and services, the scale of development proposed means and the availability of more favourably located sites means that it is not required during the current Plan period.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

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

Gobowen: Submission

Site Ref: GOB022	Site Name: Land west of Henlle Lane
Size (ha)	1.64
Indicative capacity	49
General location	South-East of village centre, north of Whittington Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Rising to North
Adjoining land uses and boundary features	A5 bypass (W), residential (S), golf course (E), agriculture (N)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	<p>Site OWG9-203: Landscape sensitivity medium</p> <p>The site consists of an improved pasture field on rising land north of the settlement. There are roads on three sides with the A5[T] to the west which makes the site noisy. Outgrown hedges with trees lie to the south and west and cut hedges lie to the north and east. The field is separated from the adjacent settlement by the northern access road and vegetation and does not have a connection with it. Though intrinsically of limited value, the combination of visibility, lack of connection with the settlement and its clear association with the agricultural land to the north rather than the settlement give it its sensitivity rating.</p> <p>Housing capacity low</p> <p>The site has no capacity for housing as it lies outside the settlement and would significantly extend it visually northwards.</p>
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services, but some distance away
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to village – breaches natural northern boundary established by River Perry. Potential impact on setting of Henlle Park - a non-designated heritage asset. Potential noise issues from proximity to A5 bypass.

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Other relevant information	No Supporting information provided.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey for Bats, newts, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential loss of high quality agricultural land. The site is partly located on a previous landfill site (south west corner) and within 250m of a current and historic landfill site. The site scores positively for access to a bus route, Primary Schools and some types of open space and for low flood risk. The site is not well related to village centre services and facilities. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk. The site is not well related to village since it breaches the natural northern boundary established by River Perry. Development could impact adversely on the setting of a Scheduled Ancient Monument and the non-designated heritage asset of Henlle Park. There are potential noise issues from proximity to the A5 bypass. Community consultation responses to SAMDev Issues and Options do not support strategic growth in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	No – not well related to settlement, impact on landscape setting and

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	potential amenity noise issues.
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Recommendation

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

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Site Ref: GOB023	Site Name: Land at The Hart & Trumpet
Size (ha)	0.34
Indicative capacity	10
General location	Close to village centre, west of railway
Brownfield or Greenfield	Greenfield (pub curtilage)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mostly MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Residential (S&W), railway line (E), housing land (N)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Within development boundary partly covered by permission 10/05415/FUL for 4 dwellings
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village. Natural infill plot.
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	SE corner of site incorporates the line of Wat's Dyke - archaeological assessment and possibly evaluation necessary prior to submission of an application.
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded, but 1 flood event has been reported by a

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Comments from internal consultees, plus Environment Agency site specific comments	
	member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and for potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, Primary Schools and some types of open space. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights groundwater flood risk. The site is well related to the village centre and the railway station and could form a natural infill plot.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

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

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Site Ref: GOB024	Site Name: Former Station Coal Wharf
Size (ha)	0.94
Indicative capacity	28
General location	Close to village centre, west of railway station
Brownfield or Greenfield	Brownfield (coalyard)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	Coal yard
Topography	Flat
Adjoining land uses and boundary features	Residential (N&W), railway line (E), agriculture (S)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade sewerage network • Assessment of local flood risk
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Within development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village. Natural infill plot.
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Impact on setting of listed railway buildings and structures needs to be considered.
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at

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Comments from internal consultees, plus Environment Agency site specific comments	
	either the planning brief or planning application stage. No watercourse flooding has been recorded, but 1 flood event has been reported by members of the public to the Flood Forum. 36.28% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	3.20% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	n/a
Environment Agency	Flood Zone map needs refining, 50% site shown in current fp- Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development in a range of directions: <ul style="list-style-type: none"> • West between the railway line and the A5; • South-East, off Whittington Road; • South, east of Chirk Rd; Development north of School Lane towards Henlle Park is not supported
Statutory bodies responses to date	English Heritage: direct impacts on scheduled monuments, including Wat's Dyke

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Wat's Dyke and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for brownfield redevelopment potential. Overall sustainability of the site is judged to be fair. More detailed assessment in Stage 2b assessment highlights the fact that a large part of the sites suffers from significant flood risk. Potential impacts on setting of listed railway buildings and structures will need to be considered. The site is well related to the village centre and the railway station and could form a natural infill plot.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – subject to flood risk

Recommendation

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

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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.