

Site Assessments: Ludlow Place Plan Area

Published November 2018

Site Assessments for Ludlow:

Ludlow has been identified as a Principal Centre within the Local Plan Review.

Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Strategic, Principal and Key Centres, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for development (residential and/or employment).
2. The site is less than 0.5ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.

Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	LUD001
Site Address:	Elm Lodge, Fishmore, Ludlow
Settlement:	Ludlow
Site Size (Ha):	5.40
Indicative Capacity (Dwellings):	162
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Currently a 9 hole golf course to the north of Ludlow, the site lies just north of the A49 directly east of the River Corve.
Surrounding Character:	The built form of Ludlow lies south-east of the site across the A49. The site is surrounded on its north, east and west side by agricultural land, with the A49 directly to the south. Elm Lodge B&B sits just north of the site, Acorn Place B&B just to the east and a haulage yard to the north east.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The majority of the site has been identified as an outdoor sports facility. A portion of the site (approximately 20%) is located within flood zones 2 and/or 3.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD004
Site Address:	Lower Barns Farm, South of Ludlow
Settlement:	Ludford near Ludlow
Site Size (Ha):	62.72
Indicative Capacity (Dwellings):	1882
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is south of the built form and the development boundary of Ludlow. The River Teme wraps around the border on the north and east side. There are some minor roads running through the site between the retail stores and the dwellings, from east to west. The site is otherwise all agricultural, with the only access off Overton Road to the west
Surrounding Character:	The site is partly surrounded by the River Teme, with the built form of Ludlow to the north beyond the river. Otherwise the site is surrounded by agricultural land, with some residential the west side on Lower Barns Road, with a water reclamation works to the south
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	A small portion of the site is located within flood zones 2 and/or 3. The site is more closely associated with the settlement of Ludford than Ludlow.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD005
Site Address:	21 New Street, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.06
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Large plot containing a single residential dwelling.
Surrounding Character:	Primarily residential. Adjacent similar sized plot contains 9 apartments.
Suitability Information: Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD006X
Site Address:	Sheep Sales Field Linney
Settlement:	Ludlow
Site Size (Ha):	0.08
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Whilst the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint), the area of the site is already included within a separate site (LUD012).
Strategic Suitability**:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD007X
Site Address:	The Gospel Hall, Clee View
Settlement:	Ludlow
Site Size (Ha):	0.10
Indicative Capacity (Dwellings):	<5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability*: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p>Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability**: As the site is less than 0.2ha it has been excluded from the SLAA.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD010
Site Address:	Land at west of Overton Road, Ludlow
Settlement:	Ludford near Ludlow
Site Size (Ha):	5.88
Indicative Capacity (Dwellings):	176
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Site situated on Overton Road approximately 0.5km to the south of Ludlow development boundary. Site comprises open agricultural land adjacent to Overton Road along its Eastern boundary. Northern and Western boundaries are predominantly agricultural whilst to the south is a band of deciduous woodland. Site slopes slightly upwards away from, Overton Rd.
Surrounding Character:	Undulating agricultural. Well-separated dwellings to northern and southern boundaries of the site. Planning permission granted 26 May 2017 in the field to the west of the site for the erection of 4 glamping units for holiday accommodation.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). The site is more closely associated with the settlement of Ludford than Ludlow.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD012
Site Address:	Sheep Sales Field Linney, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.42
Indicative Capacity (Dwellings):	13
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An undeveloped field with frontage to Linney (road) to the east of the plot. Adjacent plots to north and south have long-standing residential development whilst the land remains agricultural to the west.
Surrounding Character:	To north, south and east adjacent to existing development within the conservation area which is tightly packed based on medieval plot patterns. To west (rear of plot) is undeveloped land overlooking the flood meadows towards the Rivers Corve and Teme.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD013
Site Address:	Lower Barns Farm adj. B4361, Ludlow
Settlement:	Ludford near Ludlow
Site Size (Ha):	24.10
Indicative Capacity (Dwellings):	723
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site situated on Overton Road approximately 0.5km to the south of the built form of Ludlow and its development boundary. The site is bordered by the Overton Road (4361) to its western boundary and is agricultural in nature sloping gently away from the road towards the River Teme
Surrounding Character:	The site is bordered by the Overton Road (4361) to its western boundary. To the south is agricultural land and to the west is further agricultural land which forms party of site SLAA Reference LUD0004. To the north is a strip of woodland which separates the site from the residential development along Lower Barns Road. On the opposite side of the road is further land currently in agricultural use which forms site SLAA Reference LUD010.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). The site is more closely associated with the settlement of Ludford than Ludlow.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential , employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD019
Site Address:	Rocks Green, Ludlow
Settlement:	Ludlow
Site Size (Ha):	12.90
Indicative Capacity (Dwellings):	387
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A site that is formed of two adjoining blocks, the smaller element of which, adjacent to the A49 and Rock Green Road and the Dun Cow Road estate already has Outline permission for the erection of a food store and associated development which is currently occupied by an informal traveller site . The larger element of the site which adjoins the smaller element is formed of two large fields located behind the ribbon development to the northern side of Rocks Green Rd. In nature this larger element is agricultural and slopes reasonably gently away from Rock Green with views across open countryside. The site falls outside of the current development boundary.
Surrounding Character:	The site lies to the east of the A49 which effectively forms the development boundary for Ludlow although this has been breached in this location by the Dun Cow Road estate. The site would form a considerable extension to the development formed by that scheme to the northern side of Rock Green Road. With the exception of Rock Green village centred on the Nelson public house and the existing ribbon development that would lie between Rock Green Rd and any scheme the surrounding area is agricultural with far reaching views to the north/north west.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD022
Site Address:	Morris Bufton Galdeford, Ludlow
Settlement:	Ludlow
Site Size (Ha):	1.36
Indicative Capacity (Dwellings):	41
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	At the Gravel Hill end this site is currently used as a sales site for trailers and occupies land between the railway line and well established development along Lower Galdeford. The site is long and quite narrow in places with access at either end onto Lower Galdeford and Gravel Hill. The site slopes markedly downwards from Gravel Hill.
Surrounding Character:	The site is surrounded on three sides by predominantly residential development with some Office/Commercial development including the telephone exchange on Lower Galdeford. The fourth side is formed by the railway line which lies within a cutting at this point..
Suitability Information: Residential: <i>(from SLAA)</i>	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD024
Site Address:	Land at Weeping Cross Lane, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.78
Indicative Capacity (Dwellings):	23
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A flat, roughly square plot of land facing onto Weeping Cross Lane to the east. The site is currently occupied by a Tyre Replacement outlet and Van Hire depot. Currently designated as "Protected Employment Land".
Surrounding Character:	The surrounding area is of a very mixed nature comprising some residential to the south, primary school playing fields to the west and fire station to the north. The site is bounded to the east by Weeping Cross Lane on the opposite side of which is a large business unit.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Currently Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD025
Site Address:	Temeside/Weeping Cross Lane, Ludlow
Settlement:	Ludlow
Site Size (Ha):	1.40
Indicative Capacity (Dwellings):	42
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is flat and is situated on the corner of Weeping Cross Lane and Temeside. The site was previously used for the manufacture of gas and its distribution (dated 1891). It now has a varied use with a number of users occupying the site with retail, motor repair, motor repair and furniture sales being present. Currently designated as "Protected Employment Land".
Surrounding Character:	The main use immediately adjacent to the north and west of the site is residential. The eastern boundary is formed by Weeping Cross Lane whilst the southern boundary is formed by Temeside. Across the road from the site on Weeping Cross Lane is a business unit, whilst on the opposite side of the road on Temeside are houses which back onto the River Teme.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Currently Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD027
Site Address:	Land rear of Steventon New Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.55
Indicative Capacity (Dwellings):	16
Type of Site:	Mixed
If mixed, percentage brownfield:	
General Description:	The site is formed by a parcel of land to the rear of one and two storey dwellings on the north east side of Steventon New Road. The site is currently used as open space and a children's play area which for the main part is reasonably flat but then slopes upwards to the north east to form a railway embankment.
Surrounding Character:	To the north west, south west and south east the site is surrounded by residential development. The railway line comprises the remaining site boundary.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	Approximately 35% of the site has been identified as a children's play area. In isolation, the site does not appear to have an appropriate road frontage.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential , employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD028
Site Address:	Land off Fishmore Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	3.86
Indicative Capacity (Dwellings):	116
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A fairly flat site in agricultural use to the north of Ludlow on the northern side of the A49 and therefore outside of the development boundary. The site is bounded to the west by the access road to Redhill and to the south and east by Fishmore Road. The site is bordered to the north by other fields and a bed and breakfast establishment.
Surrounding Character:	The surrounding area is largely agricultural in nature with widely dispersed dwellings adjacent to the site. The site lies just to the north of the A49, south of which the urban form of Ludlow starts to become apparent.
Suitability Information: Residential: (from SLAA)	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD031X
Site Address:	Land adj. to Castle Meadow The Linney
Settlement:	Ludlow
Site Size (Ha):	0.08
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD032
Site Address:	Ludlow Town Football Club, Ludlow
Settlement:	Ludlow
Site Size (Ha):	2.82
Indicative Capacity (Dwellings):	85
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	The site is formed by a flat area of grass between the A49 (north of the site) and the rear of the Ludlow AFC Football Club stadium (south of the site).
Surrounding Character:	To the west of the site the land use remains agricultural whilst immediately to the south/south west of the site is situated the Ludlow AFC football stadium. Separated from the site by an access road and row of trees residential development exists to the east of the site. To the north of the site sits the Bromfield Road acceleration lane forming a junction with the A49 Trunk Road.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The majority of the site has been identified as an outdoor sports facility.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD037
Site Address:	Land at Coronation Avenue/ Bromfield Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.59
Indicative Capacity (Dwellings):	18
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A site situated to the north eastern side of the Bromfield Road/Coronation Avenue/Burway Lane Junction in Ludlow. The site is currently occupied by a variety of uses including a haulage yard, some large sheds and a residential dwelling. The site falls within the Development Boundary.
Surrounding Character:	To the rear of the site (north east) is a small area of pasture land which in turn is bounded by the River Corve. To the north western boundary is a single residential dwelling which in turn is bordered by a Motor Vehicle Dealership (Ludlow Motors). To the south eastern corner of the site is a vehicle repair garage. The site is bounded to the west and south by Bromfield Road to its junction with Coronation Avenue and Burway Lane. To the opposite side of Bromfield Road is a builders yard and some pasture land.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The majority of the site is located within flood zones 2 and/or 3. The remaining area is predominantly already occupied by a single dwelling.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD038
Site Address:	Current Hospital Site, Ludlow
Settlement:	Ludlow
Site Size (Ha):	1.22
Indicative Capacity (Dwellings):	36
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is currently occupied by the Ludlow Hospital and the range of services that it provides. The site is formed of a number of buildings of varying age with associated car parking and some limited open space between the buildings. Due to the nature of the current use of the site there is the potential for some contamination.
Surrounding Character:	The site is surrounded predominantly by established residential development and some local retail provision.
Suitability Information: Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD039X
Site Address:	Linney Wall Garden, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.09
Indicative Capacity (Dwellings):	<5
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	
Surrounding Character:	
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
Strategic Suitability**:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD040
Site Address:	Camp Lane, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.60
Indicative Capacity (Dwellings):	18
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a long (east-west - approx 200m) narrow (north-south, approx 20 m at its mid point) and follows the line of Camp Lane. The falls away from Camp Lane but is relatively level east-west. The site appears to be open space/garden in nature with views over pastureland to the River Teme to the south. The boundary to Camp Lane is skirted by a tall wall of historic character which has a single gated point of access adjacent to The Lodge.
Surrounding Character:	Development to the northern side of Camp Lane is of a dense historic nature and is separated from the site by tall walls either side of Camp Lane which is a narrow road. To its southern/south western boundary the site looks downwards towards the River Teme. At either end of the site is a dwelling The Lodge to the west, Maryvale to the east. The site falls between two of the Town Gates (Mill and Dinham) and is close to the Town Wall. There are allotments to the south eastern end of the site.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site is separated from Camp Lane by an attractive historic wall, therefore it is not considered that an access can be established. Much of the site contains and is likely to form part of the setting for a Scheduled Monument and three Listed Buildings.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD041
Site Address:	Land to the North of Sheet Road Development Site, Ludlow
Settlement:	Ludlow
Site Size (Ha):	26.01
Indicative Capacity (Dwellings):	780
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This predominantly level site comprises a large tract of open agricultural land directly to the north of the Ludlow Eco-park Business Estate and Park and Ride. The site is bounded to the west by the A49. It is immediately adjacent to the Development Boundary.
Surrounding Character:	To the north and east the site is bounded by agricultural land and associated development. To the south is the Ludlow Park& Ride car park. To the immediate west of the site is the A49 on the opposite side at this point being employment development.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD042
Site Address:	Adj. Linney House, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.58
Indicative Capacity (Dwellings):	17
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A heavily wooded greenfield site located to the west of Ludlow.
Surrounding Character:	Character to the north and west is predominantly agricultural. Character to the south is woodland. Character to the east is primarily residential (many on large plots).
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	Approximately 45% of the site is located within flood zones 2 and/or 3. The site is densely wooded, and the majority of these trees are subject to TPO protection.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD043
Site Address:	West of Burway Lane, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.58
Indicative Capacity (Dwellings):	17
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site, to the south of Burway Lane, is formed by the northern part of a field on the edge of Ludlow outside but adjacent to the development boundary. The field is in agricultural use and slopes gently downwards NE-SW towards the River Teme.
Surrounding Character:	To the opposite side of Burway Lane are the playing fields of Ludlow CoE School and the rear of the leisure centre. There is a row of dwellings along Burford Lane to the east of the site whilst to the west and south is agricultural land.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD044
Site Address:	Land East of Fishmore Road North of the A49, Ludlow
Settlement:	Ludlow
Site Size (Ha):	21.24
Indicative Capacity (Dwellings):	637
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	To the south of the site lies the A49 beyond which is the built form of Ludlow. The site slopes gently upwards SE-NW and Fishmore Brook traverses the site in a roughly NE-SW direction a line shared by a dismantled railway line.
Surrounding Character:	To the south of the site is the A49 beyond which is the built form of Ludlow. The other sides of the site are predominantly bound by agricultural land with a dwelling called the Gardeners Cottage inset to the northern boundary of the site and the Hotel known as Fishmore Hall nearby to the north of the site.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD045
Site Address:	Coronation Ave, Ludlow
Settlement:	Ludlow
Site Size (Ha):	4.18
Indicative Capacity (Dwellings):	126
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A low-lying area of land to the northwest of Ludlow town centre that is adjacent to Coronation Avenue extending behind the dwellings on Burway Lane. The site is currently used for grazing of livestock. The site is made up of three fields and appears flat. The site lies adjacent to the development boundary and within the conservation area.
Surrounding Character:	The site is fronted by Coronation Avenue to the opposite side of which is a veterinary surgery and a builders merchant. The site extends behind the dwellings on Burway Lane near the junction with Coronation Avenue and Bromfield Rd. The remaining parts of the site are bound by agricultural uses
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability*:	
Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD046
Site Address:	North Farm, West of Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.20
Indicative Capacity (Dwellings):	6
Type of Site:	
If mixed, percentage brownfield:	N/A
General Description:	A parcel of land along the north side of Wigmore Rd near the junction of Lower Wood Rd. The site is currently used as a field for grazing horses. The south and east sides are bound by hedging. The field slopes down gently to the NE which is bounded by mature woodland. A former Observation Bunker is located within the site which is mainly underground. The site is entirely within the Whitcliff Common Local Wildlife Site.
Surrounding Character:	The site has woodland to its eastern side. Otherwise the site is surrounded by a traditional field system. The Ludlow Conservation Area and Whitcliffe Common Reserve Local Wildlife site to its eastern side.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	The site forms part of a Local Wildlife Site. In isolation, the site is separated from the built form of the settlement.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD047
Site Address:	Land off Burway Lane, Ludlow
Settlement:	Ludlow
Site Size (Ha):	1.30
Indicative Capacity (Dwellings):	39
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site, to the south of Burway Lane, is formed by the northern part of a field on the edge of Ludlow outside but adjacent to the development boundary. The field is in agricultural use and slopes gently downwards NE-SW towards the River Teme.
Surrounding Character:	To the opposite side of Burway Lane are the playing fields of Ludlow CoE School and the rear of the leisure centre. There is a row of dwellings along Burford Lane to the east of the site whilst to the west and south is agricultural land.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site in isolation has no road frontage or potential point of access. However, there are other promoted sites which could provide this site a road frontage (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD048
Site Address:	Land adjoining Ludlow Football Stadium, Ludlow
Settlement:	Ludlow
Site Size (Ha):	6.58
Indicative Capacity (Dwellings):	198
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises a large between Burway Farm to the north and the Ludlow Football Club pitch to the south. The site is currently in agricultural use and is flat.
Surrounding Character:	To the south lies the Ludlow Town Football Club Ground and the school playing fields whilst to the north are the buildings associated with Burway Farm. The western boundary is formed by the A49 to the opposite side of which is a small area of woodland between the A49 and Bromfield Rd. To the east is agricultural land.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD049
Site Address:	Site A Land at Burway Farm, Ludlow
Settlement:	Ludlow
Site Size (Ha):	1.24
Indicative Capacity (Dwellings):	37
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small field lying between the farm buildings associated with Burway Farm and the A49. The site lies to the north of the access lane to Burway Farm which comes directly off the A49. The site is flat.
Surrounding Character:	The east of the site is bound by the A49 to the opposite side of which is an area of woodland. To the south and the north of the site are the buildings associated with Burway Farm. To the north of the site is agricultural land.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD050
Site Address:	Land at Elm Lodge, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.80
Indicative Capacity (Dwellings):	24
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A haulage yard located to the north of the A49 and Ludlow.
Surrounding Character:	Character to the north and east is predominantly agricultural. Character to the south and east is predominantly open space. Elm Lodge B&B sits just west of the site and Acorn Place B&B just to the east.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD051
Site Address:	Pendeford, Lower Barns Road, Ludford
Settlement:	Ludford near Ludlow
Site Size (Ha):	0.71
Indicative Capacity (Dwellings):	21
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx 5%
General Description:	The site consists of a single dwelling and its large curtilage.
Surrounding Character:	Character to the east is predominantly residential. Character to the north is woodland. Character to the east and south is predominantly agricultural.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). The site is more closely associated with the settlement of Ludford than Ludlow.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD052
Site Address:	South of Eco Park, The Sheet, Ludlow
Settlement:	Ludlow
Site Size (Ha):	4.87
Indicative Capacity (Dwellings):	146
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field (the remainder of the field has been allocated for employment development) to the east of the A49 and south of Sheet Road/the Eco Park.
Surrounding Character:	Character to the south is predominantly agricultural. Character to the east is a mix of residential and agricultural. Character to the north is a mix of employment and agricultural (land allocated for mixed use development). Character to the west is a mix of existing residential, employment and committed residential/allocated employment on agricultural land).
Suitability Information: Residential: (from SLAA)	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD053
Site Address:	Land north of Ledwyche Court, Ludlow
Settlement:	Ludlow
Site Size (Ha):	5.79
Indicative Capacity (Dwellings):	174
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An agricultural field to the east of an existing mixed use allocation and a sub-station.
Surrounding Character:	Character to the north and east is predominantly agricultural. Character to the south is a mix of residential and agricultural. Character to the west is a mix of agricultural (land allocated for mixed use development), employment and residential.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD054
Site Address:	Land South of Sheet Road, The Sheet, Ludlow
Settlement:	Ludlow
Site Size (Ha):	3.55
Indicative Capacity (Dwellings):	107
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Part of an agricultural field located to the east of the A49 and south of Sheet Road and the Eco Park employment site (allocated for employment development).
Surrounding Character:	Character to the south and east is predominantly agricultural (pocket of housing to the east). Character to the west is a mix of housing and employment. Character to the north is employment and agricultural (allocated for mixed use development).
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Currently Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD055
Site Address:	Sidney Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.35
Indicative Capacity (Dwellings):	11
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an area of amenity green space within a primarily residential area of Ludlow.
Surrounding Character:	Surrounding character is predominantly residential.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	The site has been identified as an amenity open space.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD056
Site Address:	Former Coach Depot and Land at Fishmore Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	2.10
Indicative Capacity (Dwellings):	63
Type of Site:	Brownfield
If mixed, percentage brownfield:	100%
General Description:	A former coach depot and surrounding land.
Surrounding Character:	Surrounding character is predominantly residential.
Suitability Information: Residential: (from SLAA)	Not Assessed
Employment:	Not Assessed
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	LUD057
Site Address:	Western Power Distribution Depot, Riddings Road, Ludlow
Settlement:	Ludlow
Site Size (Ha):	0.45
Indicative Capacity (Dwellings):	14
Type of Site:	Brownfield
If mixed, percentage brownfield:	100%
General Description:	A western power distribution depot.
Surrounding Character:	Surrounding character is predominantly residential.
Suitability Information: Residential: (from SLAA)	Not Assessed
Employment:	Not Assessed
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential, employment or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	LUD012
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	38%
<i>Percentage of site in Flood Zone 2:</i>	62%
<i>Percentage of site in Flood Zone 1:</i>	38%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	8%
<i>Percentage of the site within 20m of an historic flood event:</i>	21%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very high
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Provided development is limited to one dwelling.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Provided development is limited to one dwelling.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	May meet Natural England's IRZ trigger. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 250m), reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site occupies a highly sensitive location with the Ludlow Conservation Area and comprises an area of open green space that offers views out into the rural edge of the CA and towards Ludlow Castle. Development on this site is likely to be detrimental to the character and appear of the low density, residential surroundings). NB Planning appeal for site has now been dismissed.
<i>Heritage Comments Other Constraints:</i>	An archaeological desk based assessment and field evaluation in 2014 and a geophysical survey in 2015 found evidence of medieval occupation activity (HER PRN 31101) on the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of the CA)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	The site is alongside a well used public right of way and is in a position that is highly visible from the castle the church tower and viewpoints along the Town walls and potentially from the Whittcliffe Common. There are mature trees growing along the southern boundary these are off site but will have a bearing on any development at this site due to potential shade and proximity issues.
<i>Tree Comments Management of Constraints:</i>	The density and layout of any development at this site would need to be restricted so as to incorporate significant space for meaningful landscape mitigation. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, layout needs to be considered so that it sustainably incorporates existing off site natural environment features rather than compromising them.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Possible commercial aspect to the north creating noise, dust, odour.
<i>Public Protection Comments Management of Constraints:</i>	Con land mitigation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This small, relatively flat greenfield site (0.4ha) is situated to the west of Ludlow on The Linney providing vehicular access although roadway capacity is restricted with long distances and difficult junctions to join the B4361 through the town. The site forms open land comprising best and most versatile agricultural land in a highly sensitive location in the Ludlow Conservation Area with landscape sensitivity to housing use (medium-high) and higher visual sensitivity (high) lying also in the broader setting of Ludlow Castle. The site has a significant flood risk lying in Flood Zones 2 and 3 over a significant area of the site. The site would require an Ecological Assessment and the presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has mature trees along the southern boundary that would need to be taken into account in any potential development scheme. The site has known heritage considerations due to the location within a Conservation Area; its proximity to a Scheduled Monument and a Listed Building and would require a Heritage Assessment with archaeological appraisal. The site has a Fair sustainability rating due to the proximity to the town services but also has significant environmental values due to the proximity to a SSSI; Conservation Area, Scheduled Monument, Listed Building and a Tree Preservation Order, Flood Zones 2 and 3 and best and most versatile agricultural land on the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in open uses
Reasoning	<p>There are more preferable sites available within Ludlow than LUD012 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD012 would extend the built form and layout of the settlement in an important location in the Ludlow Conservation Area and would impact on the town's setting and its infrastructure particularly its highway network whilst compromising the character and environmental values of the site. These reason would suggest that LUD012 should not be developed at this time however, the site may be better suited to housing use which would have a lesser impact on the site and its setting than employment uses.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD019
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Provided the development funds the necessary upgrade of the existing A4117 / Duncow Road junction.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Provided a through vehicular route to LUD019 is facilitated to improve local access and enable public transport to more effectively serve the sites in future.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	Presence of priority habitats may reduce developable area available.
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. There are priority habitats on the site and there may be additional priority habitats present. These should be retained and appropriately buffered, reducing the developable area available. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Dun Cow Farm an historic farmstead (HER PRN 24196) that was considered under the extant planning permission ref. 14/05573/OUT. Remainder of site is large and therefore some potential for below ground archaeological remains of medieval and earlier date.
<i>Heritage Comments Management of Constraints:</i>	Conditions included on permission 14/05573/OUT to secure pre-demolition recording of historic buildings at Dun Cow Farm and an archaeological watching brief. For remainder of site Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field boundary trees and hedges around and across site with a number of significant mature trees on the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees and existing on site mature trees which should be incorporated into open space rather than gardens. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing field trees and hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Noise from road.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Good
Sustainability Appraisal Conclusion (Employment):	Good
Strategic Considerations:	<p>This large, gently sloping greenfield site (13ha) is situated to the east of Ludlow on Rocks Green Road. The land comprises two regular shaped, different sized land adjoining the residential developments at Dun Cow Road and requiring improvements to the A4117 junction. The site has no known flood risk (Flood Zone 1). The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The site has boundary trees and hedgerows and mature field trees that contribute to the character and amenity of the area. The site has known heritage considerations being the site of Dun Cow Farm requiring a Heritage Assessment with archaeological appraisal. The site has a Good sustainability rating due to the proximity to some town services which mitigates for the environmental values of the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD019 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD019 would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting. The development capacity of LUD019 also greatly exceeds both the residual housing and employment requirements for the town. These reason would suggest that LUD019 should not be developed at this time.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD022
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	14%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Not assessed
Visual Impact Considerations (Residential) (from the LVSS):	Not assessed
Landscape Considerations (Employment) (from the LVSS):	Not assessed
Visual Impact Considerations (Employment) (from the LVSS):	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	24
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. The northern boundary (railway) forms an Env. Network corridor. This should be buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within settings of the Scheduled Monument of the Augustinian Friary at Lower Galdeford (NHLE refs 1021354) and Ludlow (Galdeford) and Ludlow (Gravel Hill) Conservation Areas. Non-designated 19th century dwellings on Upper Galdeford frontage and mid-20th century commercial building to their rear have some historic and architectural merit which may worth make them worth retaining. Site on edge of historic core of town, and known to contains sites of former timber yards (HER PRN 06137), rope walk (HER PRN) at Upper Galdeford and the line of a former road (HER PRN 06173) within the centre of the site, so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment (archaeological Desk Based Assessment & ?evaluation; assessment of impact on settings of SM and CAs) may be required if scheme significantly different to that allowed at appeal in 2016 and certainly if employment uses considered. In line with the previously previous planning permission, an archaeological condition for a watching brief would be advised.
<i>Heritage Comments Opportunities:</i>	Well considered scheme offering high quality design might enhance settings of the SM and Cas.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	There are a number of trees and mature shrubs on the site margins (E.G. the railway line facing) these help to screen the site and buffer it from noise.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them focussed on ensuring the continuity of the benefits provided by off site vegetation
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape with a revised layout having potential to incorporate existing off site vegetation as a screen and to complement this with some minor strategic tree planting along the Galdeford facing to help soften the landscape and to enhance the character and amenity of the area.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Railway noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	Remove noisy operations from the area including HGV movements which currently have the potential to impact on surrounding residential land uses.
Sustainability Appraisal Conclusion (Residential):	Good
Sustainability Appraisal Conclusion (Employment):	Good
Strategic Considerations:	<p>This small, brownfield site (1.4ha) is situated in central Ludlow between Galdeford and Gravel Hill which provide existing and potential vehicular and pedestrian accesses to the site. The land comprises a sloping site along the railway which forms an Environmental Corridor with trees and shrubs that should be retained. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The site has known heritage considerations relating its situation in the town and non-designated assets around the site which require a Heritage Assessment with archaeological appraisal. The site has a Good sustainability rating due to the close proximity to the central services in the town which mitigates for the environmental values of the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Yes
Potential for Allocation?	No
Recommendation	Existing use to continue subject to suitable alternative proposals
Reasoning	<p>There are more preferable brownfield sites available within Ludlow than LUD022 which offer better opportunities to meet the needs of the community than this site. These other sites have a better relationship to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive additions to the townscape of Ludlow. In contrast the landowner intends to continue to operate the current productive use of site LUD022 and so, subject to suitable alternative proposals, LUD022 should not be redeveloped at this time.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD039X
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	Not assessed
Percentage of the site in the 100 year surface flood risk zone:	Not assessed
Percentage of the site in the 1,000 year surface flood risk zone:	Not assessed
Percentage of the site identified on the EA Historic Flood Map:	Not assessed
Percentage of the site within 20m of an historic flood event:	Not assessed
Percentage of the site within 20m of a detailed river network:	Not assessed
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Provided development is limited to one dwelling.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Provided development is limited to one dwelling.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed. If priority habitats not present, boundary vegetation should be retained, enhanced and buffered, reducing developable area.
Ecology Comments Other Constraints:	The site forms an Env. Network corridor. The site may contain priority habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located wholly within Ludlow Conservation Area. Site located within medieval historic core of Ludlow (HER PRN 06293) and a group of tenement plots of medieval origin.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	The site is alongside a well used public right of way and is in a position that is highly visible from the castle the church tower and viewpoints along the Town walls and potentially from the Whittcliffe Common and Coronation Avenue.
<i>Tree Comments Management of Constraints:</i>	The density and layout of any development at this site would need to be restricted so as to incorporate significant space for meaningful landscape mitigation in order to successfully incorporate the development in the local landscape and conservation area over the long-term. Full applications would need to be supported on submission with a viable landscape mitigation proposal.
<i>Tree Comments Opportunities:</i>	Opportunity to meet with best practice in terms of sustainable landscape design and local policies on the inclusion and delivery of landscape mitigation.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Possible commercial aspect to the north creating noise, dust, odour.
<i>Public Protection Comments Management of Constraints:</i>	Mitigation may be available (don't know nature of the commercial aspect).
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Not assessed
Sustainability Appraisal Conclusion (Employment):	Not assessed
Strategic Considerations:	<p>This small, relatively flat greenfield site is situated to the west of Ludlow on The Linney providing vehicular access although roadway capacity is restricted with long distances and difficult junctions to join the B4361 through the town. The site forms open land comprising best and most versatile agricultural land in a highly sensitive location in the Ludlow Conservation Area with landscape sensitivity to housing use (medium-high) and higher visual sensitivity (high) lying also in the broader setting of Ludlow Castle. The site has a significant flood risk lying in Flood Zones 2 and 3 over a significant area of the site. The site would require an Ecological Assessment and the presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has mature trees along the southern boundary that would need to be taken into account in any potential development scheme. The site has known heritage considerations due to the location within a Conservation Area; its proximity to a Scheduled Monument and a Listed Building and would require a Heritage Assessment with archaeological appraisal. The site has a Fair sustainability rating due to the proximity to the town services but also has significant environmental values due to the proximity to a SSSI; Conservation Area, Scheduled Monument, Listed Building and a Tree Preservation Order, Flood Zones 2 and 3 and best and most versatile agricultural land on the site. This site might be considered appropriate for a single dwelling subject to a suitable development proposal.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD039X which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town.</p> <p>In contrast site LUD039X would extend the built form and layout of the settlement in an important location in the Ludlow Conservation Area and would impact on the town's setting and its infrastructure particularly its highway network whilst compromising the character and environmental values of the site. These reason would suggest that LUD039X should not be developed at this time however, the site may be better suited to housing use which would have a lesser impact on the site and its setting than employment uses.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD041
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	8%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	N. Squirrel Lane is very narrow and it is unlikely that a suitable junction could be achieved at the site frontage without third party land.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Squirrel Lane is very narrow and not suitable for the traffic associated with 780 homes and improvements would require third party land. Y. If improvements are delivered through agreement with existing allocation and LUD053.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12
Ecology Comments Significant Constraints:	Priority habitat and hedgerows (Env. Network) reduces developable area available.
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. A PROW runs along the southern boundary. The hedgerows form Env. Network corridors. There is some priority habitat on and adjacent to the site (traditional orchard). These features must be retained and buffered. There may be more priority habitat on the site - botanical survey required. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunities to increase POS and habitat connectivity.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of Scheduled Monument of Caynham Camp (NHLE ref. 1010313), c.1.3km to the SE. Large site with a number of prehistoric cropmark sites within the vicinity, and therefore potential for below ground archaeological remains of medieval and earlier date.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of Caynham Camp.)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	The area includes important hedgerows and hedgerow and field trees (especially the norther field) with a number of small blocks of woodland in / along the boundaries of the site and a semi-mature landscape plantation established on the A49 facing . These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees and existing on site mature trees which should be incorporated into open space rather than gardens. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing field trees and hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Noise from A49 to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair
Strategic Considerations:	<p>This very large, gently undulating greenfield site (26ha) is situated to the east of Ludlow adjoining the A49 Trunk road and is served from The Sheet and Squirrel Lane. These local highways would provide vehicular access to the site subject to improvements to Squirrel Lane being delivered through agreement with existing allocation LUD034, however, an access from the A49 may be more appropriate for the scale of the land. The site forms open land with landscape sensitivity (medium) and visual sensitivity to (medium) to housing use and medium-high sensitivities for employment use. The site has no known flood risk (Flood Zone 1). The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey particularly to assess the impacts on the Environmental Network. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and function. The site has mature tree and hedgerow boundaries and mature field trees which should be taken into account in any potential development scheme. The site has known heritage considerations due to proximity to Caynham Camp requiring a Heritage Assessment with archaeological appraisal. The site has a Fair sustainability rating due to the potential to access services within the town which helps to mitigate for the environmental values of the site but supporting studies would inform the design of any proposed scheme to mitigate for the effects of development and to respond to the potential noise nuisance from the A49 and the adjacent substation serving Ludlow and other centres in south Shropshire.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD041 which exceeds the residual land requirements for the development of Ludlow to 2036. Other site options offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD041 would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD041. These reasons would suggest that LUD041 should not be developed at this time however, it is recognised that LUD041 may be suitable for a mixed use for housing and employment through the potential to manage the effects of development on such an extensive site.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD043
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Provided Burway Lane along the frontage of the site is improved to an appropriate standard.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Burway Lane east of the site is very narrow with limited passing places. However, a limited number of homes with associated traffic could probably be justified.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	11
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. A PROW runs along the northern boundary. Requires an EclA and surveys for GCNs (ponds within 250m/500m), bats, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within the settings of the Grade II listed Burway House (NHLE ref. 1291769), c. 155m to the W, and Ludlow Conservation Area, c. 290m to the SE . Significant prehistoric cropmark archaeological sites occur c. 400 NW in similar river terrace locations, so site has some archaeological potential. Site on urban edge location and character of development immediately to E is essentially linear. Employment uses likely to be unsuitable. NB OUT app refused in 2015
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + ?evaluation; impact on settings of LB and CA and historically important views). High quality design for residential development would be essential in minimising any impacts on the setting of the LB or CA and historically important views
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	With the exception of boundary hedges there are no significant arboricultural constraints a this site.
<i>Tree Comments Management of Constraints:</i>	The loss of existing hedgerows for access should be compensated for with replacement planting as part of the new boundary treatment where the site backs onto agricultural land.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site, no significant concerns at all.
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This small, gently sloping greenfield site (0.5ha) is situated to the north-west of Ludlow on Burway Lane close to the Bromfield Road arterial route linking to the A49 Trunk Road. Site LUD043 forms one half of a larger field comprised with site LUD047. Burway Lane is a narrow and unsuitable lane for vehicular traffic. LUD043 would only be appropriate for the development of a small number of homes provided Burway Lane was improved to an acceptable standard. The site forms open land with landscape sensitivity (medium-high) and higher visual sensitivity (high) to housing use but with much greater sensitivities for employment use. The site has no known flood risk (Flood Zone 1). The site would require an Ecological Assessment to assess the impacts on a Local Wildlife site. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network to the west. The site has few arboricultural constraints but hedgerows should be retained where they exist. The site has heritage considerations due to proximity to Ludlow Conservation Area and potential effects on the setting of Burway House. The site has a Poor sustainability rating due to its distance from the town and the environmental values of the site but supporting studies would inform the design of any proposed small scale scheme to mitigate for the effects of development.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD043 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD043 would extend the settlement beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD043. These reasons would suggest that LUD043 should not be developed at this time however, it is recognised that LUD043 would be best suited to housing use than to employment use as this would have a lesser impact on the site and its setting.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD044
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	7%
Percentage of site in Flood Zone 2:	9%
Percentage of site in Flood Zone 1:	91%
Percentage of the site in the 30 year surface flood risk zone:	6%
Percentage of the site in the 100 year surface flood risk zone:	9%
Percentage of the site in the 1,000 year surface flood risk zone:	15%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	16%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Provided the development (636 homes) funds a new vehicular access onto Fishmore Road with associated extension of the existing speed limit, footway and any necessary traffic calming. Shared roundabout junction linked to LUD001 and LUD050 would be preferable.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Provided a through vehicular route to LUD019 is facilitated to improve local access and enable public transport to more effectively serve the sites in future.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	The site boundaries form Env. Network corridors. These should be retained and buffered. A PROW runs through the site. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by former course of the Ludlow and Clee Hill railway (HER PRN 06264) and contains small historic farmstead E of Gardeners Cottage (HER PRN 24187). LiDAR data held by HER indicates number of earthworks which are likely to represent the remains of field system of post-medieval date. Large site with some archaeological potential for remains of medieval and earlier date. Possible effects on setting of non-designated walled garden and buildings associated with Gardner's Cottage (HER PRN 14978)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; Level 2 recording of buildings within historic farmstead; setting of walled garden and associated buildings.)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field boundary trees and hedges around and across the site with a small number of significant mature trees on the site. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees and existing on site mature trees which should be incorporated into open space rather than gardens. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing field trees and hedgerows and the Fishmore Brook habitat corridor and landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Noise from A49. Contamination from past land uses including historic railway line running through the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances (maybe significant standoff) between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. Remediation available for contaminated land.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair
Strategic Considerations:	<p>This large, gently sloping greenfield site (21ha) is situated to the north of Ludlow fronting onto both the A49 Trunk road (south) and Fishmore Road (west). The land comprises several large fields crossed by the watercourse and shallow valley of Fishmore Brook. The site would be accessed from Fishmore Road and should also provide a link to the adjacent site LUD019. The site has some flood risk (Flood Zones 2 and 3) with a significant surface water risk in severe conditions. The site would require an Ecological Assessment to protect the environmental network around the site boundaries. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has boundary trees and hedgerows and mature field trees that contribute to the character and amenity of the area. The site has known heritage considerations being crossed by the lien of the Ludlow to Clee Hill railway and accommodating an historic farmstead requiring a Heritage Assessment with archaeological appraisal. The site has a Fair sustainability rating due to the proximity to some town services which mitigates for the environmental values of the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD044 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD044 would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting. The development capacity of LUD044 also greatly exceeds both the residual housing and employment requirements for the town. These reasons would suggest that LUD041 should not be developed at this time however, it is recognised that LUD041 may be suitable for a mixed use for housing and employment through the potential to manage the effects of development on such an extensive site.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD045
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	14%
<i>Percentage of site in Flood Zone 2:</i>	21%
<i>Percentage of site in Flood Zone 1:</i>	79%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	1%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	10%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	<p>May meet Natural England's IRZ trigger. A PROW runs through the site.</p> <p>There southern boundary and hedgerows form an Env. Network due to the presence of a watercourse. An appropriate buffer from the watercourse and hedgerows will be required.</p> <p>Requires a botanical survey, an EclA and surveys for GCNs (ponds within 500m), bats, badgers , reptiles, otters, white-clawed crayfish, water voles and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site occupies a sensitive location with the Ludlow Conservation Area and offers important views towards Ludlow Castle from the main N route into the town. Residential or employment development likely to be detrimental to the character and appear of the CA. Possible impacts on setting of Grade II listed Tollgate Cottage (NHLE PRN 1282002).
<i>Heritage Comments Other Constraints:</i>	Archaeological earthwork remains of ridge and furrow (HER PRN 03765) present across much of the site and also includes the site of a holy well (HER PRN 02581). Medium sized site which has archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + ?evaluation; Level 2 earthwork survey; impact on character and appearance of CA and key view; impact on setting of LBs)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	The site is entirely within the Ludlow Conservation area and in the Council's local green infra structure map has been identified within the important habitat corridor linking the Corve Valley with the confluence with the River Teme. Further to this the open field system is an important amenity feature as seen from the town and public footpaths and from Coronation Avenue with aspects opening to the west to the Teme Valley and Mortimer's Forest that characterise the reasons for including so much open space within the Ludlow Conservation Area extension. The hedgerows and pasture are part of an old established field system and are integral to the character and habitat value and amenity of the area. Development of this site would undoubtedly degrade the contribution of this field system and the incorporated trees and hedgerows to the areas character & amenity.
<i>Tree Comments Other Constraints:</i>	Coronation avenue was established to celebrate the coronation of Queen Elizabeth II, the avenue has matured and is in a process of decline but discussions between Shropshire Council and Ludlow Town council have started to explore the possibilities of rejuvenating this important landscape feature at this key gateway to the old part of Ludlow. These features are integral to the amenity of the area and to the areas habitat corridors and stepping stones and merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	We consider that development across the whole site would significantly degrade the habitat and aesthetic contribution of the existing pastoral field system and that landscape mitigation could not compensate for the views and habitat being encroached upon. For development at this site to meet local and national sustainable development aspirations it would need to show that it addressed key local sustainable development policies for the Natural and Historic environment as currently described in MD2, MD12 & MD13. In our opinion this would require a full landscape impact assessment including appropriate habitat, hedgerow and arboricultural assessments.
<i>Tree Comments Opportunities:</i>	The opportunities for landscape and habitat improvement are limited at this site open space and low impact use being key to the character and amenity of the area. There is an opportunity to improve access for amenity and to invest in a rejuvenation / reestablishment of the avenue feature associated with Coronation Avenue. If the site is deemed appropriate for development the use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape with a layout having potential to incorporate existing on and off site vegetation as a screen and to complement this with some minor strategic tree planting would help soften the landscape and to enhance the character and amenity of the area.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Some noise from Corporation Avenue.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances (maybe significant standoff) between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This larger, flat greenfield site (4ha) is situated to the west of Ludlow fronting onto Coronation Avenue within the Ludlow Conservation Area. The land comprises several paddocks in an open field system, that contributes to the amenity of the area. The site would be accessed directly from the Coronation Avenue frontage. The site has significant flood risk (Flood Zones 2 and 3) but with nominal surface water risk in severe conditions along the southern boundary with the River Corve close to the confluence with the River Teme. The site forms open land with significant landscape sensitivity (medium-high) and visual sensitivity (high) to housing use but with much greater sensitivities for employment use. The site would require an Ecological Assessment to protect the environmental network around the habitat corridor along the southern boundary. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has boundary trees and hedgerows and mature field trees that contribute to the character and amenity of the area. The site has known heritage considerations being in a sensitive location in the Ludlow Conservation Area with evidence of previous settlement requiring a Heritage Assessment with archaeological appraisal. The site has a Poor sustainability rating as the proximity to the town's services does not mitigate for the environmental values of the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD045 which offer better opportunities to meet the needs of the community than this greenfield site in an important and sensitive site in a visible location within the Ludlow Conservation Area. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD045 would lead to the loss of an important habitat area with a visual appearance that contributes to the Conservation Area within the setting of Ludlow Castle. Development of the land would therefore have significant impacts on the town's setting whilst compromising the character and environmental values of site LUD045. These reason would suggest that LUD045 should not be developed at this time however, it is recognised that LUD045 would be better suited to housing than to employment use as this would have a lesser impact on the site and its setting.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD047
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Provided Burway Lane along the frontage of the site is improved to an appropriate standard.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Burway Lane east of the site is very narrow with limited passing places. However, a limited number of homes with associated traffic could probably be justified.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	11
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. A PROW runs along the northern boundary. Requires an EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within the settings of the Grade II listed Burway House (NHLE ref. 1291769), c. 155m to the W, and Ludlow Conservation Area, c. 290m to the SE . Significant prehistoric cropmark archaeological sites occur c. 400 NW in similar river terrace locations, so site has some archaeological potential. Site on urban edge location and character of development immediately to E is essentially linear. Employment uses likely to be unsuitable. NB OUT app refused in 2015
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + ?evaluation; impact on settings of LB and CA and historically important views). High quality design for residential development would be essential in minimising any impacts on the setting of the LB or CA and historically important views
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	With the exception of boundary hedges there are no significant arboricultural constraints a this site.
<i>Tree Comments Management of Constraints:</i>	The loss of existing hedgerows for access should be compensated for with replacement planting as part of the new boundary treatment where the site backs onto agricultural land.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site, no significant concerns at all.
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This smaller, gently sloping greenfield site (1.3ha) is situated to the north-west of Ludlow on Burway Lane close to the Bromfield Road arterial route linking to the A49 Trunk Road. Site LUD047 forms one half of a larger field comprised with site LUD043. Burway Lane is a narrow and unsuitable lane for vehicular traffic. LUD047 would only be appropriate for the development of a small number of homes provided Burway Lane was improved to an acceptable standard. The site forms open land with landscape sensitivity (medium-high) and higher visual sensitivity (high) to housing use but with much greater sensitivities for employment use. The site has no known flood risk (Flood Zone 1). The site would require an Ecological Assessment to assess the impacts on a Local Wildlife site. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network to the west. The site has few arboricultural constraints but hedgerows should be retained where they exist. The site has heritage considerations due to proximity to Ludlow Conservation Area and potential effects on the setting of Burway House. The site has a Poor sustainability rating due to its distance from the town and the environmental values of the site but supporting studies would inform the design of any proposed small scale scheme to mitigate for the effects of development.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD047 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD047 would extend the settlement beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD047. These reasons would suggest that LUD047 should not be developed at this time however, it is recognised that LUD047 would be best suited to housing use than to employment use as this would have a lesser impact on the site and its setting.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD048
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A49
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	<p>May meet Natural England's IRZ trigger.</p> <p>The north-eastern boundary forms an Env. Network corridor. This should be buffered. A PROW runs along the south-western boundary.</p> <p>Requires an EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains known site of cropmark complex comprising a Bronze Age ring ditch, an associated linear feature, and a possible timber building (HER PRN 02482). Employment likely to be more visually intrusive in this urban edge location.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	If access to this site is to come of the Burway Road via the football club access the following applies - there are two mature oak trees at the entrance to the site off Bromfield Road and a further group of semi mature oak trees at the edge of the roadside just to the north. These trees are of high amenity value at this key gateway to Ludlow and would be protected by a Tree Preservation Order if they were not in the ownership of Shropshire Council. It is not clear that access for a significant development at this site would be possible without a detrimental impact on these important trees.
<i>Tree Comments Other Constraints:</i>	There is semi mature screen planting / landscape mitigation on the embankment where the Bromfield road joins the A49, both sets of trees have potential to cause proximity concerns to future site users. These features are integral to the amenity of the area and to the areas habitat corridors and stepping stones and merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, layout needs to be considered so that it sustainably incorporates existing off site natural environment features rather than compromising them. For the site to be viable the applicant would need to show that the important trees at the site access off Bromfield Road could be retained without any detriment, if the existing access for vehicles and services would need to be modified then an alternative access from the north would will need to be considered.
<i>Tree Comments Opportunities:</i>	The site includes ample space for significant landscape mitigation.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	A49 road noise to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	The comments above may change if employment land is brought forward at the proposed site to the south east.
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair
Strategic Considerations:	<p>This larger, flat greenfield site (6.5ha) is situated to the north-west of Ludlow on land adjoining Bromfield Road. The land comprises a large open field to the north of the football club site. Vehicular access to the site would be required from Bromfield Road giving direct access to the A49 Trunk road but several mature oak trees along the roadside would need to be managed as part of the design of any access. The site has no known flood risk (Flood Zone 1). The site would require an Ecological Assessment to protect the Environmental Network situated to the north-east of the site. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has boundary trees and hedgerows along brownfield Road that may cause concerns to any future residential or employment development unless managed within the design scheme for any proposed development. The site would require a Heritage Assessment with archaeological appraisal to investigate evidence of historical settlement. The site has a Fair sustainability rating due to the proximity to some town services which mitigates for the environmental values of the site.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD048 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD048 would extend the settlement beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD048. These reasons would suggest that LUD048 should not be developed at this time.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD049
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	35%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A49
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	<p>May meet Natural England's IRZ trigger.</p> <p>The eastern boundary forms an Env. Network corridor. This should be buffered.</p> <p>Requires an EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	A number of cropmarks of likely prehistoric date within the vicinity of the site, so it may have some archaeological potential. Site detached from the urban edge of the town, and may be incongruous given the semi-rural character of the immediate surroundings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + ?evaluation)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and field edge trees exist but the core of the site is free of constraints. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees . Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of key landscape features and the creation and maintenance of a sustainable buffer between existing field edge trees / hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	A49 road noise to the north of the site. Possible noise and odour from farm to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair
Strategic Considerations:	<p>This smaller, flat greenfield site (1.2ha) is situated to the north Ludlow on land adjoining Bromfield Road beyond the football club and its open setting. The land comprises a small field adjoining Burway Farm. Vehicular access to the site would be required from Bromfield Road giving direct access to the A49 Trunk road but several mature oak trees along the roadside would need to be managed as part of the design of any access. The site has no known river flood risk (Flood Zone 1) but a significant surface water risk in severe conditions. The site would require an Ecological Assessment to protect the Environmental Network situated to the east of the site. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has boundary trees and hedgerows but is largely free from arboricultural constraints. The site would require a Heritage Assessment with archaeological appraisal to investigate evidence of historical settlement. The site has a Fair sustainability rating due to the proximity to some town services which mitigates for the environmental values of the site. Any development of the site would need to mitigate for noise nuisance from the adjacent A49 in any proposed design scheme.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD049 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD049 would extend the settlement beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD049. These reasons would suggest that LUD049 should not be developed at this time.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD050
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	3%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Fishmore Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Existing speed limit on Fishmore Road extended with appropriate traffic calming / gateway treatment and an assessment of the suitability of the existing Elm Lodge simple T junction onto Fishmore Rd.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. Part of the western boundary is adjacent to Env. Network corridor. This should be adequately buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 250m/500m), reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site may affect setting of Elm Lodge as a non-designated heritage asset, particularly if employment uses considered.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of Elm Lodge)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	There is an existing semi-mature avenue up the drive to this site, this coupled with the mature field hedge to the east provide some landscape maturity to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees . Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of avenues and the creation and maintenance of a sustainable buffer between existing hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use. Possible continued noise from commercial/industrial units to the north. May be impacted by SLAA site proposed to the west if it were employment land.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land could be remediated if necessary. Possible to mitigate noise by stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair
Strategic Considerations:	This small, flat, previously used site (0.8ha) is situated to the north of Ludlow fronting onto Fishmore Road (east) and in close proximity to the A49 Trunk road (south). The site would be accessed from Fishmore Road using the existing driveway access. The site has little flood risk (Flood Zone 1) with a nominal risk of surface water flooding in severe conditions. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey to protect the environmental network around the site boundaries. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The site has semi-mature avenue planting on the driveway and a mature boundary hedge to the east that contribute to the character and amenity of the area. The site has known heritage considerations potentially lying in the setting to Elm Lodge requiring a Heritage Assessment with archaeological appraisal. The site has a Fair sustainability rating due to the proximity to some town services which mitigates for the environmental values of the site.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	There are more preferable sites available within Ludlow than LUD050 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD050 would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting. The development capacity of LUD050 also greatly exceeds both the residual housing and employment requirements for the town. These reason would suggest that LUD050 should not be developed at this time.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD052
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	But assumes site will share access to LUD054 rather than create a further access point in close proximity.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. The western boundary forms an Env. Network corridor. This should be buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of Scheduled Monument of Caynham Camp (NHLE ref. 1010313), c.1.3km to the E .Site includes a cropmark complex which includes a probable Bronze Age ring ditch and Iron Age settlement (HER PRN 30994) and a possible Roman fort (HER PRN 04532).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of Caynham Camp; impact on setting of Caynham Camp)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and field edge trees exist but the core of the site is free of constraints. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. The road side plantation has potential to cause proximity issues if housing is placed to close to this boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees . Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of key landscape features avenues and the creation and maintenance of a sustainable buffer between existing field edge trees / hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

Public Protection Comments Other Constraints:	Noise from A49 to east. Potential noise, odour, dusts from site to the north east of proposed development area.
Public Protection Comments Management of Constraints:	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This moderately sized, undulating greenfield site (5ha) is situated to the east of Ludlow on The Sheet and adjoining the A49 Trunk Road which would provide vehicular access through the adjoining (and currently allocated for employment use) site LUD054, subject to the provision of a suitable junction and highway improvements to The Sheet. The site forms open land with landscape sensitivity (medium-high) and visual sensitivity to (medium-high) to employment use. The site has no known flood risk (Flood Zones 1). The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network to the west. The site has trees and hedgerows along the boundary which should be taken into account in any potential development scheme although the remainder of the site is open. The site has known heritage considerations due to evidence of historical settlement on the site and the proximity to Caynham Camp requiring a Heritage Assessment with archaeological appraisal. The site has a Poor sustainability rating due to the environmental values of the site but supporting studies would inform the design of any proposed scheme to mitigate for the effects of development and to respond to the potential noise nuisance from the adjacent A49 Trunk road. The low sustainability rating suggests the site is not better suited to housing use despite the accessibility to some of Ludlow's edge of town retail services at Sheet Road, west of the A49.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate land for employment use
Reasoning	<p>This site will extend an existing employment allocation to create a critical mass for development in terms of the provision of infrastructure and the suitability of the site for larger building footprints. To satisfy national and local heritage policies through an heritage assessment to account for the setting of the scheduled Caynham Camp. Development must deliver good contemporary design with appropriate use of materials, layout and landscaping. Relevant supporting studies should be undertaken particularly transport assessments, ecology to take account of adjacent SSSI, tree and hedgerow surveys to protect existing boundary treatment to screen site and conserve the environmental network around the town, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include improvements to the A49 / Sheet Road junction and provide a suitable access to the site in combination with the adjacent existing employment allocation.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD053
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	10%
Percentage of site in Flood Zone 2:	12%
Percentage of site in Flood Zone 1:	88%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	13%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	N. Squirrel Lane is very narrow and not suitable for the traffic associated with 174 homes and improvements would require third party land.
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Squirrel Lane is very narrow and not suitable for the traffic associated with 174 homes and improvements would require third party land. Y. If improvements are delivered through agreement with existing allocation to the west of the site.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14
Ecology Comments Significant Constraints:	LWS/EN must be protected and appropriately buffered, reducing developable area possible.
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. Part of the eastern part of the boundary is Local Wildlife Site and Env. Network core area. This area must be protected and appropriately buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, otters, water voles, white-clawed crayfish and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of Scheduled Monument of Caynham Camp (NHLE ref. 1010313), c.1.1km to the SE . Large site with a number of prehistoric cropmark sites within the vicinity, and therefore potential for below ground archaeological remains of medieval and earlier date.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of Caynham Camp.)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	The Ledwyche Brook is tree clad and presents an important habitat corridor, the site boundaries are mostly defined by mature native field hedges. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. The road side plantation has potential to cause proximity issues if housing is placed to close to this boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees . Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of key landscape features avenues and the creation and maintenance of a sustainable buffer between existing field edge trees / hedgerows landscape mitigation proposals and new housing / industrial units. All of the above should be employed in a concerted effort to protect restore and enhance the Ledwyche Brook habitat corridor
<i>Public Protection Comments Significant Constraints:</i>	

Public Protection Comments Other Constraints:	Noise from substation possible.
Public Protection Comments Management of Constraints:	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This moderately sized, sloping greenfield site (6ha) is situated to the east of Ludlow on The Sheet close to the A49 Trunk Road which would provide vehicular access to the site subject to improvements to Squirrel Lane being delivered through agreement with existing allocation LUD034. The site forms open land with landscape sensitivity (medium) and visual sensitivity to (medium) to housing use and medium-high sensitivities for employment use. The site has some flood risk with Flood Zones 2 and 3 around Ledwyche Brook covering around 10% of the site. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey particularly to assess the impacts on a Local Wildlife site and on the Environmental Network. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network to the west. The site has mature hedgerow boundaries and trees around the habitat corridor along Ledwyche Brook which should be taken into account in any potential development scheme. The site has known heritage considerations due to proximity to Caynham Camp requiring a Heritage Assessment with archaeological appraisal. The site has a Poor sustainability rating due to its distance from the town and the environmental values of the site but supporting studies would inform the design of any proposed scheme to mitigate for the effects of development and to respond to the potential noise nuisance from the adjacent substation serving Ludlow and other centres in south Shropshire.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Land to remain in countryside
Reasoning	<p>There are more preferable sites available within Ludlow than LUD053 which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site LUD053 would further extend the eastern extension of the settlement creating an urban built form well beyond the current settlement which would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the character and environmental values of site LUD053. These reason would suggest that LUD053 should not be developed at this time.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD054
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium-High
Visual Impact Considerations (Employment) (from the LVSS):	Medium-High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Access onto Sheet Road will need to look at options for modifications to the current Eco Park access and site layout allow LUD052 to share the access.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	May meet Natural England's IRZ trigger. The western boundary forms an Env. Network corridor. This should be buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes a cropmark complex which includes a probable Bronze Age ring ditch and Iron Age settlement (HER PRN 30994) and a possible Roman fort (HER PRN 04532).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of Caynham Camp.)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and field edge trees exist but the core of the site is free of constraints. These features are integral to the character and amenity of the area and to the local mosaic of habitat corridors and stepping stones and thus merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. The road side plantation has potential to cause proximity issues if housing is placed to close to this boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges / trees . Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. The loss of sections of hedgerow to create access or visibility splays should be compensated for by replacement planting in order to maintain these important habitat corridors.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and to integrate the development into the broader landscape through creation of key landscape features avenues and the creation and maintenance of a sustainable buffer between existing field edge trees / hedgerows landscape mitigation proposals and new housing / industrial units.
<i>Public Protection Comments Significant Constraints:</i>	

Public Protection Comments Other Constraints:	Noise from A49 to east. Potential noise, odour, dusts from site to the north east of proposed development area.
Public Protection Comments Management of Constraints:	Potential to mitigate noise through stand off distances between properties and noise source, location of dwellings, orientation and room layout as well as glazing and boundary treatment. If employment land in SLAA to the south and east other impacts may require mitigation.
Public Protection Comments Opportunities:	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor
Strategic Considerations:	<p>This moderate sized, undulating greenfield site (3.5ha) is situated to the east of Ludlow on The Sheet and adjoining the A49 Trunk Road and is currently allocated for employment use. Site LUD054 would provide vehicular access to through to the adjoining site LUD052 (if allocated for development), subject to the provision of a suitable junction and highway improvements to The Sheet. The site forms open land with landscape sensitivity (medium-high) and visual sensitivity (medium-high) to employment use. The site has no known flood risk (Flood Zones 1). The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network to the west. The site has trees and hedgerows along the boundary which should be taken into account in any potential development scheme although the remainder of the site is open. The site has known heritage considerations due to evidence of historical settlement on the site and the proximity to Caynham Camp requiring a Heritage Assessment with archaeological appraisal. The site has a Poor sustainability rating due to the environmental values of the site but supporting studies will inform the design of the proposed scheme to mitigate for the effects of the development. The low sustainability rating suggests the site is not better suited to housing use despite the accessibility to some of Ludlow's edge of town retail services at Sheet Road, west of the A49.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Land allocated for employment use in adopted Local Plan
Reasoning	LUD054 has already been allocated for employment use in the adopted Local Plan to provide a range and choice of economic development opportunities in the town. To accommodate a range of B1/B2/B8 employment uses, subject to access off Sheet Road with related highways improvements and appropriate design, landscape buffering and screening of the development in the landscape setting to the town.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD056
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	approx. 1%
Percentage of the site in the 1,000 year surface flood risk zone:	approx. 10%
Percentage of the site identified on the EA Historic Flood Map:	not assessed
Percentage of the site within 20m of an historic flood event:	not assessed
Percentage of the site within 20m of a detailed river network:	not assessed
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	not assessed
Visual Impact Considerations (Residential) (from the LVSS):	not assessed
Landscape Considerations (Employment) (from the LVSS):	not assessed
Visual Impact Considerations (Employment) (from the LVSS):	not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Fishmore Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
Ecology Comments Significant Constraints:	If priority habitats are present, these areas should not be developed.
Ecology Comments Other Constraints:	The site may contain priority habitats - botanical survey required. If priority habitats are present then these areas of the site should not be developed. Requires botanical survey, Ecla and surveys for bats (in buildings and trees) GCNs (ponds within 500m), badgers, reptiles and nesting birds. The woodland should be retained and buffered.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those areas should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Ludlow Conservation Area. Site includes the site of a former Fishmore Brick and Pipe Works (HER PRN 07059) and is considered to have industrial archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological desk based assessment). NB Heritage Assessment submitted with 2016 OUT application (ref.16/03096/OUT).
<i>Heritage Comments Opportunities:</i>	Design of any development would need to be of a high quality to minimise impact on setting of Conservation Area .
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	There is an are of mostly self set woodland developed in the sites south-east corner and mature / semi-mature trees growing along the steep banks on the sites west boundaries. Both serve to provide a screen to the site and contribute to the character of the area and merit retention as part of the landscape arrangements. The trees on the eastern banks could have an overbearing influence on properties if built unsympathetically close to the boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. There is little room for compensatory planting and new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments existing on and off site natural environment features.
<i>Tree Comments Opportunities:</i>	Integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees . Possible opportunity for strategic planting of one or two roadside trees.
<i>Public Protection Comments Significant Constraints:</i>	

Public Protection Comments Other Constraints:	Con land likely from past land use. Road noise to the west.
Public Protection Comments Management of Constraints:	Con land remediation likely to be available. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
Public Protection Comments Opportunities:	
Sustainability Appraisal Conclusion (Residential):	Not assessed
Sustainability Appraisal Conclusion (Employment):	Not assessed
Strategic Considerations:	This moderately sized, previously developed site (2ha) is situated in the north west of Ludlow on Fishmore Road which provides existing vehicular junction accesses to the site previously used as a bus and coach depot and former brickworks with the potential for ground contamination. The site has no known flood risk but would require a Heritage Assessment with archaeological appraisal lying in the setting of a Conservation Area and with its known use as the Fishmore Brick and Pipe Works. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The site has self-set woodland to the south-east and mature and semi-mature woodland to the south and little land area for compensatory planting requiring any design scheme to provide a lower density development with a layout that respects the existing tree cover. The site is expected to have a Good sustainability rating due to the close proximity to the central services in the town enhanced by the environmental values of the site where these are protected and incorporate into the development of the land. The allocation of LUD056 would provide for a lower density residential redevelopment as a more sustainable use of the site, to improve the quality of the local townscape and to meet the future needs of the town for a nominal increase in the supply of development land for residential use.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing use
Reasoning	Site LUD056 is expected to become available for housing use as a previous larger windfall opportunity. The site has a resolution to grant permission subject to a S106 agreement and the allocation of the land for residential use commits the authority to the delivery of this brownfield redevelopment opportunity. The site therefore commends itself for a residential redevelopment as a more sustainable use of the land, to improve the quality of the local townscape and to meet the future needs of the town for a nominal increase in the supply of development land for residential use. The site is located in a neighbourhood that already helps to meet the local need for affordable housing and the development of LUD056 is expected to continue to contribute to the need for affordable housing as part of a range and choice of housing on the site.
If proposed for Allocation, Potential Capacity:	74
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	LUD057
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	not assessed
Percentage of the site within 20m of an historic flood event:	not assessed
Percentage of the site within 20m of a detailed river network:	not assessed
All or part of the site within a Source Protection Zone:	No
Landscape Considerations (Residential) (from the LVSS):	not assessed
Visual Impact Considerations (Residential) (from the LVSS):	not assessed
Landscape Considerations (Employment) (from the LVSS):	not assessed
Visual Impact Considerations (Employment) (from the LVSS):	not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Riddings Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires Ecla and surveys for bats (in buildings and trees) GCNs (ponds within 500m) and nesting birds. The trees should be retained and buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	There are mature trees on the south-west boundary of this site that offer an amenity to the area. The history of development in this area has crammed new houses with small gardens into close proximity with mature trees this does not constitute sustainable development and should not be repeated in any future development at this site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on and off site trees. There is little room for compensatory planting and new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments existing on and off site natural environment features.
<i>Tree Comments Opportunities:</i>	Integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees woodland and hedgerows. Possible opportunity for strategic planting of one or two roadside trees.
<i>Public Protection Comments Significant Constraints:</i>	

Public Protection Comments Other Constraints:	Potential contaminated land due to site use.
Public Protection Comments Management of Constraints:	Con land remediation likely to be available.
Public Protection Comments Opportunities:	Would bring potential betterments to residents surrounding the site in terms of noise character.
Sustainability Appraisal Conclusion (Residential):	Not assessed
Sustainability Appraisal Conclusion (Employment):	Not assessed
Strategic Considerations:	<p>This small, flat brownfield site (0.5ha) is situated in central Ludlow on Riddings Road which provides an existing vehicular and pedestrian access to the site which is currently used by Western Power Distribution as a network maintenance depot. The site is expected to be vacated when the depot is relocated to The Sheet on the eastern edge of Ludlow and is currently being marketed for redevelopment including residential uses which should take account of any potential ground contamination from current and past uses of the land. The site has no known flood risk or heritage value and The site would require an Ecological Assessment to assess the site margins for the presence of protected or priority species which require appropriate conservation, retention, mitigation and enhancement to help sustain the site character . The site also contains mature trees to the south west which are already constrained by relatively high residential schemes adjoining the site. The site is expected to have a Good sustainability rating due to the close proximity to the central services in the town enhanced by the nominal environmental values of the site. The site is expected to be vacated and commends itself for a lower density residential redevelopment as a more sustainable use of the site, to improve the quality of the local townscape and to meet the future needs of the town for a nominal increase in the supply of development land for residential use.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing use
Reasoning	<p>Site LUD057 is expected to be vacated by its current users Western Power Distribution and the site commends itself for a lower density residential redevelopment as a more sustainable use of the site, to improve the quality of the local townscape and to meet the future needs of the town for a nominal increase in the supply of development land for residential use. The site is located in a neighbourhood that already meets the local need for affordable housing and the development of LUD057 is expected to continue to contribute to the need for affordable housing.</p>
If proposed for Allocation, Potential Capacity:	10
If proposed for Allocation Design Requirements:	

Site Assessments for Burford:

Burford has been identified as a Community Hub within the Local Plan Review.

Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Community Hubs, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.2ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.

Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	BUR001
<i>Site Address:</i>	Field adjacent to the Aspire Centre, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	1.19
<i>Indicative Capacity (Dwellings):</i>	36
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A parcel of grazing land adjacent to the A456 within the development boundary and surrounded by residential, business and educational uses.
<i>Surrounding Character:</i>	The site sits on the northern side of the A456 to which on the opposite side is a small development of housing. There are also residential development to the south western side of the site. To the north west and north of the site are the Lower and Upper Teme Valley Business Parks respectively. To the east of the site is the Aspire Centre (part of N. Shropshire College) and a veterinary surgery.
<i>Suitability Information: (from SLAA)</i>	Currently Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
	Size:
	Strategic Suitability**:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR002
Site Address:	Land adjacent to Lineage Farm, Burford
Settlement:	Burford
Site Size (Ha):	2.04
Indicative Capacity (Dwellings):	61
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises the northern part of a field in agricultural use and runs adjacent to the southern side of the A456. The site is flat in character
Surrounding Character:	The northern boundary of the site is mainly formed by the A456 to the opposite side of which is a mix of residential properties and the Lower Teme Valley Business Park. To the NE and E of the site is a small residential development whilst to the W is Burford Nurseries. To the south of the site is a continuation of the same field from which the site is formed.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability*: Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR003
<i>Site Address:</i>	Land adjacent to the Old Forge, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	0.40
<i>Indicative Capacity (Dwellings):</i>	12
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A small site that is immediately behind the dwelling known as "The Old Forge" which sits in its curtilage to the northern side of the A456. The site, which is used for agricultural purposes, is flat.
<i>Surrounding Character:</i>	To the south of the site is the dwelling known as "The Old Forge" and its curtilage whilst to the east of the site is an area of grass that appears to be also associated with "The Old Forge". To the north and west of the site are fields in agricultural use.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability*:	
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). In isolation, the site is landlocked and does not appear to have a road frontage. Whilst there are other site promotions which could provide an access, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR004
<i>Site Address:</i>	Land east of Boraston Drive and south of Worcester Road, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	6.74
<i>Indicative Capacity (Dwellings):</i>	202
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	This site is formed of the western portion of a large field that sits immediately adjacent to the built form of Burford at its eastern edge. The field is currently used for agricultural purposes. The site is fronted to its southern boundary by the A456.
<i>Surrounding Character:</i>	To the west of the site is the eastern edge of the Burford built form and to the south is the A456 to the opposite of which is agricultural land. To its north the site is bound by the line of a disused railway beyond which lies further agricultural land. The western edge of the site is bordered by the eastern element of the same field also in agricultural use.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability*:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent ‘call for sites’; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR005
Site Address:	Land adjacent to Lockyers Farm, Burford
Settlement:	Burford
Site Size (Ha):	0.70
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An "L" shaped plot which wraps around the eastern and northern sides of the buildings associated with Lockyers Farm having a short frontage to the northern side of the A456. The land is currently in agricultural use. The site is flat. The site is outside of and not adjacent to the development boundary.
Surrounding Character:	The land surrounding the site is in agricultural use with the buildings (dwelling cottages and houses) associated with Lockyers Farm falling between the western part of the rear of the site and the A456.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR006
Site Address:	Land adjacent to the former railway line, Burford
Settlement:	Burford
Site Size (Ha):	1.64
Indicative Capacity (Dwellings):	49
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A rectangular site set back between sites BUR003,005, 007 and the dwelling known as "The Old Forge" which front onto the A456 to the south and a dismantled railway line to the north. The site is flat and is used for agricultural purposes. The site is outside of but adjacent to the development boundary
Surrounding Character:	To the north (to the far side of the dismantled railway), west and to the south (sites BUR003,005, 007 of this study) the land is used for agricultural purposes. Also to the south is the rear of a long curtilage to the residence "The Old Forge". To the east of the site is the Lower Teme Business Park.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	In isolation, the site is landlocked and does not appear to have a road frontage. Whilst there are other site promotions which could provide an access, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR007
<i>Site Address:</i>	Land adjacent to Northwick Cottages, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	0.74
<i>Indicative Capacity (Dwellings):</i>	22
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site sits between the western boundary of the Lower Teme Business Park and the Northwick Cottages with a frontage to the A456. The site is flat and in agricultural use.
<i>Surrounding Character:</i>	To the west of the site is a series of curtilages belonging to the Northwick Cottages whilst to the north and south (on the opposite side of the A456) is land in agricultural use. To the east of the site is the Lower Teme Business Park
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability*:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR008
<i>Site Address:</i>	Land adjacent to Burford Nursery, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	2.86
<i>Indicative Capacity (Dwellings):</i>	86
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is a long and rectangular sitting adjacent to the A456 on which it has a frontage of approx. 280m. Towards its western end the site wraps around Turnpike Cottage, a listed building. The site is formed of the northern part of a large field which is flat with the majority being employed in agricultural purposes. The eastern side of the site, approx. 40% of the site area, is currently used in connection with the Burford Nurseries. The site is approx. 80m deep any further expansion of which is effectively limited by the presence of Flood Zones 2&3 .
<i>Surrounding Character:</i>	To the north of the site is the A456 to the opposite of which is a mix of residential and agricultural uses. To the remaining three sides of the site is agricultural land which, to the south of the site, is affected by Flood Zones 2&3.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
	Size:
	Strategic Suitability**:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent ‘call for sites’; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	BUR009
Site Address:	Land adjacent to The Rectory, St Mary's Church, west of Burford
Settlement:	Burford
Site Size (Ha):	0.52
Indicative Capacity (Dwellings):	15
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An agricultural field located adjacent to The Rectory, St Mary's Church, west of Burford.
Surrounding Character:	Surrounding character is predominantly agricultural. However there are also several rural dwellings, a church and a nursery in proximity.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
Size:	
Strategic Suitability**:	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	SPH001
Site Address:	Land north of Worcester Road, Burford
Settlement:	Burford
Site Size (Ha):	2.68
Indicative Capacity (Dwellings):	80
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The sites consists of part of an agricultural field, located to the east of Burford.
Surrounding Character:	Surrounding character is predominantly agricultural.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	SPH002
Site Address:	Land at Spring Cottage, Worcester Road, Burford
Settlement:	Burford
Site Size (Ha):	0.52
Indicative Capacity (Dwellings):	16
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The sites consists of a small cottage and its garden/hinterland.
Surrounding Character:	Surrounding character is predominantly agricultural. There is a large rural dwelling located to the east of the site.
Suitability Information: (from SLAA)	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	
Strategic Suitability**:	In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	BUR001
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	11%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	23%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	
Landscape Considerations: (from the LVSS)	
Visual Impact Considerations: (from the LVSS)	

Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A456
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Existing 30 (and 40) speed limits to be extended and any necessary traffic calming. Footway needed at site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. New length of footway along north of A456 past the Aspire Centre and to link with existing footway.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed.
Ecology Comments Other Constraints:	The site may contain priority habitats - botanical survey required. The boundaries should be buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
Ecology Comments Management of Constraints:	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	Site could potentially be restored/enhanced as priority habitat
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	

<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	N/A
<i>Tree Comments Other Constraints:</i>	There is a mature band of woodland along the old railway line adjacent to the north boundary of the site and the google street view image shows a line of trees along the roadside facing of the site. Both sets of trees contribute significantly to the character and amenity of the area and would need to be given appropriate consideration in any proposed sit layout.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement. Landscape buffers between new development and existing on and off site trees / hedgerows. Compensatory planting for any tree removals or lengths of roadside trees / hedgerow lost to accommodate a visibility splay. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features and allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise and potential odours from commercial on adjacent plots of land
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate from existing commercial noise/odour. Noise assessment necessary to consider what mitigation is necessary.
<i>Public Protection Comments Opportunities:</i>	Infilling this land between existing commercial activities is not considered a sensible idea as it may impact on existing business continuing/expanding in continuance with existing activities in future.

Sustainability Appraisal Conclusion:	-10
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Strategic Considerations:	<p>This greenfield site lies within the village adjoining the existing commercial uses of the Aspire Centre and Kerry Foods factory. The site has no particular landscape or visual sensitivity or flood risks except for surface water issues in severe conditions. The site also does not raise any particular issues for the historic environment. The proximity to existing commercial operations would indicate residential use may constrain the future operation or expansion of the adjoining commercial uses which may create the potential for noise and odour affects on any residential development although layout and design solutions may address these issues. The site is open and provides potential habitat across the site including tree cover along the road frontage and rear boundary on the route of the former rail line. Ecological and Arboricultural Assessments would be required with appropriate conservation and mitigation / enhancement for protected or priority species and to retain the tree cover to contribute to the character of the site. The site has frontage to the A456 but a new highway junction, extension of the footway network across the site frontage and extension of both the 30mph and 40 mph speed limits to allow for vehicular movements onto the A456 from the site would be required. A decision about this site has not currently been taken as the availability of sites for development in Burford is still being investigated. The site has a low sustainability rating largely due to the distance between the site and the services in the village and those services located across the river into Tenbury Wells.</p>
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Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	
Potential for Allocation?	
Recommendation	
Reasoning	
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	BUR008
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium

Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A456
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes development will fund review and extension of existing speed limit with appropriate traffic calming and a suitable estate road access for potentially 85 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	May hit NE's IRZ trigger.
Ecology Comments Other Constraints:	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW crosses the site. The hedgerows and trees should be retained and appropriately buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Potential impact on setting of Grade II listed Turnpike Cottage (NHLE ref. 1383429). Site falls within possible extent of the shrunken medieval settlement at Burford (HER PRN 01974).
Heritage Comments Management of Constraints:	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).

<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	N/A
<i>Tree Comments Other Constraints:</i>	Mature native hedgerow along the northern boundary with the A456 and a mature oak in the field to the west of the nursery. Both features are integral to the local landscape and should be incorporated sustainably in any future development proposal.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Landscape buffers between new development and existing on site hedgerows and off site trees. Compensatory planting for any tree removals or lengths of roadside hedgerow lost to accommodate a visibility splay. There is ample room for compensatory planting to improve landscape integration for any new development therefore any proposed development density and layout needs to be considered so that it sustainably incorporates and compliments the local landscape through sustainable structured tree planting.
<i>Tree Comments Opportunities:</i>	Integrate the development into the broader landscape through the sustainable use of existing mature landscape features (Hedgerows & 1 x oak) and through the use 20% canopy cover policy to extend sustainable tree and woodland cover at the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Business park to the north may create noise. Road to the north may create noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment for all sources of noise.
<i>Public Protection Comments Opportunities:</i>	

Sustainability Appraisal Conclusion:	-11
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Strategic Considerations:	<p>This greenfield site lies on the south-western edge of the village and comprises part of the nursery operation in this locality. The site has medium-low landscape sensitivity due perhaps to its horticultural use but medium visual sensitivity sitting below the slopes of the Clee Hills. The site has no particular flood risks from water courses or surface water issues. The site would require a Heritage Assessment for archaeological significance and to assess the potential for any development to impact on the Grade II listed Turnpike Cottage on the northern site boundary on the A456. The proximity to existing commercial operations on the north side of the A456 may create the potential for noise and odour affects on any residential development although layout and design solutions may address these issues. The site is open and provides potential habitat across the site including tree and hedgerow cover within and around the boundaries of the site. Ecological and Arboricultural Assessments would be required with appropriate conservation and mitigation/enhancement for protected or priority species and to retain tree and hedgerow cover or provide compensatory planting to contribute to the character of the site. The site has frontage to the A456 but a new highway junction would be required but the boundary already has the benefit of footway along the A456. The extension of the 40 mph speed limit may be required as an outcome of a Traffic Assessment to allow for vehicular movements onto the A456 from the site. A decision about this site has not currently been taken as the availability of sites for development in Burford is still being investigated. The site has a low sustainability rating largely due to the distance between the site and the services in the village and those services located across the river into Tenbury Wells.</p>
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Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	
Potential for Allocation?	
Recommendation	
Reasoning	
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessments for Clee Hill:

Clee Hill has been identified as a Community Hub within the Local Plan Review.

Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Community Hubs, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.2ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.

Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	CHK001
Site Address:	The Old Chapel, Clee Hill
Settlement:	Clee Hill
Site Size (Ha):	0.26
Indicative Capacity (Dwellings):	8
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is formed of a small parcel of quite steeply and irregularly sloping land and was previously used in quarrying activities evidenced by 2 semi-derelict sheds. Being high the site is naturally sparsely covered with vegetation. The site is accessed via a cattlegrid and has a track running along its southern boundary. Also from the cattlegrid runs a track to the eastern boundary of the site which gives access to Chapel Farm.
Surrounding Character:	To the west, north and east of the site is open land which is steeply and irregularly sloping upwards SW-NE. Development in this area comprises isolated cottages, farmsteads and that relating to quarrying. To the south of the site lies the built form of Clee Hill village. To the other side of the track forming the southern boundary of the site is the telephone exchange
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability*:	
Size:	
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	CHK002
<i>Site Address:</i>	Land to north of The Crescent, Clee Hill
<i>Settlement:</i>	Clee Hill
<i>Site Size (Ha):</i>	0.95
<i>Indicative Capacity (Dwellings):</i>	28
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is formed of a parcel of quite steeply and irregularly sloping land: it is adjacent to CHK001 and is also associated with prior quarrying activity. Being high the site is naturally sparsely covered with vegetation. The site is accessed via a cattlegrid and has a track running along its southern boundary. Also from the cattlegrid runs a track to the western boundary of the site which gives access to Chapel Farm.
<i>Surrounding Character:</i>	To the west, north and east of the site is open land which is steeply and irregularly sloping upwards SW-NE. Development in this area comprises isolated cottages, farmsteads and that relating to quarrying. Additionally, to the north east of the site, lies "The Kremlin" PH and to the south east corner "Railway Cottage". To the other side of the track forming the southern boundary of the site is the built form of Clee Hill village.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	CHK004X
<i>Site Address:</i>	North of Lion Lane
<i>Settlement:</i>	Clee Hill
<i>Site Size (Ha):</i>	0.13
<i>Indicative Capacity (Dwellings):</i>	4
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a small agricultural field located in proximity of a small group of dwellings some distance to the south of the core of the built form of Clee Hill. Site boundaries are defined by roads, property curtilages and agricultural field boundaries.
<i>Surrounding Character:</i>	Agricultural and rural dwellings.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Size:	
Strategic Suitability**:	As the site is less than 0.2ha it has been excluded from the SLAA
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Site Assessment - Stage 2

Site Reference:	CHK005
<i>Site Address:</i>	3 The Titrail, South of Clee Hill
<i>Settlement:</i>	Clee Hill
<i>Site Size (Ha):</i>	0.34
<i>Indicative Capacity (Dwellings):</i>	10
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is a "t"-shaped piece of agricultural grazing ground that slopes southwards down to Lion Lane. An access track to an adjacent property runs N-S to an adjacent property near the western boundary of the site. The site is situated in Knowle, a small isolated settlement.
<i>Surrounding Character:</i>	The surrounding area is characterised by low density housing interspersed with agricultural plots. Lion Lane is a very narrow unadopted road serving around 25 houses which forms a loop off the B4214 to which it is joined to the N and S of Knowle.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability*:
Size:	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Strategic Suitability**:	Consider reasons for deeming the site unsuitable.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	CHK002
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	High
<i>Visual Impact Considerations: (from the LVSS)</i>	High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Crescent
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the cattle grid will be removed.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Provided development is limited to 20 to 25 homes as the existing road that links the site to The Crescent is narrow and would need third party access to widen / add footway. Pedestrian and vehicular traffic from the site could be accommodated in a share space approach to this link if additional land was not available.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The site may contain priority habitats - botanical survey required. May trigger Natural England's IRZ. The adjacent grassland (core habitat) should be adequately buffered. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, the site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site comprises an area of early coal and ironstone workings (HER PRN 07112) and therefore has archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	N/A
<i>Tree Comments</i> <i>Other Constraints:</i>	There are the mature remnants of hedgerows on the sites north and south / east boundaries and a number of large mature trees along the boundaries. Given this sites height topography and prominence in the broader landscape (Inc. the AONB) the existing trees and hedgerows provide an existing screen to the site that merits retention within a sustainable layout which should be complemented by further landscape mitigation.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement. Landscape buffers between new development and existing on and off site trees / hedgerows. Compensatory planting for any tree removals or lengths of roadside trees / hedgerow lost to accommodate a visibility splay. Development density and layout needs to be low so that it is sustainably integrated into and compliments existing natural environment features and allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Con land potential. Poss noise and odour and dust from surrounding commercial including farm and publi chouse.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigation likely to be availbale. Mitigatiopn from existing commercial activity possible.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Sustainability Appraisal Conclusion:	-4
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Strategic Considerations:	Site adjoins the development boundary. Its landscape and visual sensitivity to residential development are both high. The existing road access to the site (The Crescent) is narrow so housing numbers should be restricted to less than 25. The cattle grid will also need to be removed. Ecological survey will be needed to determine presence/absence of Priority Habitat and any development on this site will need to buffer adjacent Priority Habitat (lowland dry acid grassland) to the west. A Heritage Assessment is required to assess archaeological interest of previous coal and ironstone working. The existing trees and hedges should be retained to provide screening - especially given high visual sensitivity to development. Development has the potential to remediate contaminated land.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	If priority habitat is identified on site and either development is likely to have no significant adverse effects, or such effects cannot be avoided and the social and economic benefits outweigh the harm, then mitigation and/or compensation measures will be required.
Known Infrastructure Opportunities:	Potential to increase connectivity of Environmental Network and for creation of Priority Habitat.

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocation
Reasoning	The site adjoins the built form of the core of Clee Hill and has the opportunity to remediate contaminated land. It presents the opportunity to provide housing to meet community needs.
If proposed for Allocation, Potential Capacity:	20
If proposed for Allocation Design Requirements:	Retain and enhance existing trees and hedgerows to mitigate impact on visual amenity. Incorporate habitat creation measures as part of landscaping (include Priority Habitats if possible) to increase connectivity of adjacent Environmental Network.