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Shropshire Site Allocations and Management of Development “Issues and Options”

Response to the Consultation Document Planning for a Flourishing Shropshire for Ludlow and Clee Joint Committee Area

1. EXECUTIVE SUMMARY

This document provides the Ludlow Town Council’s (LTC) response to the Consultation Document “Planning for a Flourishing Shropshire”. In compiling this response we have set out the areas where we consider development is possible and appropriate for future needs. Because the issue is inextricably related to Ludford Parish Council (LPC), some of the comments show clear consensus with those made by LPC. However, there are issues where a different view is expressed.

2. INTRODUCTION

The Town Council has had regard to the draft development plan document for the Ludlow and District Area compiled by LPC. Rather than repeat the specific information as to the nature and characteristics of the various parts of Ludlow, the LTC is in general agreement as to the submission produced by LPC with additional information from the LTC’s perspective. For ease of reference, the paragraphs within the Consultation Questionnaire have been used in the formulation of this response. For the purpose of clarification, where the “Town Plan” is mentioned this refers to the new Plan for the Ludlow area 2010-2015 “Ludlow Future”.

2.0 Part A

2.1 Question A1

How do you think housing development should be distributed between the Towns and key centres in your area?

2.2 Response

After due consideration of the information provided by Shropshire Council in the Strategy and Policy information sheet (P8/12/SS), pages 5-23, together with the South Shropshire Housing Association housing waiting list for Ludlow May 2010, page 24, (see **Appendix A**). Members could not comment specifically on Ludlow as both Ludford and Ludlow are inter-dependant for services and it is difficult to envisage development in one area that would not impact on the other. The towns on which we wish to comment are therefore a combination of Ludlow and Ludford.

2.3 Members of the Representational Committee in their meeting and also the Sub-Committee were minded to settle halfway between **option B** and **option C**, with **750** homes. It accepts these figures are to be netted down to 377 to reflect houses built or for which planning approval has been agreed (see 2.5).

2.4 With regard to new homes, the replies to consultations held by LTC on its Town Plan, the public have stressed the importance of well designed new developments which take infrastructure, schools, transport, amenities etc. being taken into account at the planning stage. This can really only be achieved if new building is concentrated in one area and seen in much longer time scale than the 20 years being considered at this time. This is a long-term future plan.

With this in mind, the possibility of a minor road connecting The Sheet with Rocks Green, running broadly in parallel and to the East of the A49 permitting well planned development from The Sheet in a northerly direction is suggested. This is mentioned under Q3. This would also fit with a certain amount of expansion of the Eco Park for commercial land requirements which would shield the housing development from any noise produced by the A49, and so act as an acoustic buffer. It would also support a local public transport bus service including the Park and Ride facility which would be vital to link this area to other parts of Ludlow.

2.5 There is general agreement between LPC and LTC that the expansion should be between 700-800, therefore 750 housing units. Given the 145 homes already built since 2006 and the 232 homes currently with the benefit of planning consent, this would reduce the 750 significantly, and this should be taken into account.

However, this is predicated on the assumptions of the Regional Housing targets being maintained. Should these be changed under the new administration, the LTC reserves its position to amend and adjust its submission on actual housing targets, while recognising that the figures derive from various local consultations

Planning law changed last week to exclude gardens as brown field. LTC agrees that brown field sites, should be utilised before green field sites. Both Councils however, have certain reservations. LTC considers that it is vital to preserve some commercial and retail sites within Ludlow, e.g. the Weeping Cross area, as the town centre does not contain suitable premises for this type of retailing. Existing businesses would also be threatened by such designation. Similar reservations apply to development at either the Lloyds site, adjacent to the railway or land behind Bufton's to Sheet Road (although they may be suitable for small scale housing/mixed development). These are identified shaded green and orange respectively on the plan within **Appendix B**.

A number of sites are available for small pockets of housing land within Ludlow, other than considering Weeping Cross Lane which we do not consider is appropriate for housing development as it would not permit the opportunity for affordable housing development under the 35% criteria because of higher costs of development. The Town Council is in favour of maximising the opportunity to build affordable homes, restricted to local people, and we are aware that this is only possible where a larger site is developed. Consequently, we support housing development at the hospital site, should it become available and if the site is no longer used for hospital purposes.

2.7 Question A2

What scale of employment development do you think would be appropriate in each town in your area over 2006-2026?

2.8 Response

Members considered the employment land, set out on page 10, identified in blue and considered this area to be too condensed and in the wrong shape for development. The Eco Park site, is considered to be suitable for employment, however, would recommend the change to the shape of the employment land in accordance with the plan appended in **Appendix B**. It can be seen from the plan that the blue hatched area of employment land stretches in a northerly direction with an area around it of housing land, which would benefit from a buffer of the industrial/commercial development. Any onward extension of the Eco-Park would be in a northerly direction (north-east) along A49 rather than in an easterly direction, which is considered more suitable for housing. This land runs towards Rocks Green which already has a housing development and could produce the balance required for appropriate housing development, with a range of commercial services in close proximity over a much longer time frame than the 20 years of the current plan.

2.9 Further employment land should not be brought forward unless it is required and as Members were not happy with either option **option B**

“modest” and **option C “moderate plus”**, it would recommend an option mid-way between these options. As there is already one hectare unused within the area, already allocated, only a further 1.4 hectares would be required, recommending that this is sensitively attached to the Eco Park as indicated within **Appendix 2**.

2.10 LTC agrees with LPC that the land south of Ludford Bridge should not be developed for either housing or commercial purposes, primarily due to Ludford Bridge’s limited capacity, but also because this has for a number of years been protected, having special landscape value as the last truly rural approach to the old town. Consideration should be given to formally designating this area as a conservation area.

2.11 LTC agrees with LPC that land accessed via Foldgate Lane is unsuitable due to the approach and terrain. The topography does not lend itself to development. LTC is also in agreement with LPC that land north of Rock’s Green is not suitable for a number of reasons including the topography and the potential for “ribbon” development without adequate and accessible amenities.

2.12 Due to climate change and the considerable experience of flooding within Ludlow and the Ludlow area over recent years and the concerns expressed formally by the Environment Agency as well as other agencies, LTC considers that no land designated as or in close proximity to flood plains be suitable for development.

2.13 LTC agrees that some commercial land must be made available but maintains that it should only be extended to 1.4 more hectares as there is already 1 hectare unused. There was consensus that extension to the Eco Park is seen as the best location due to the mix of commercial services and park-and-ride facilities.

2.14 Question A3

What are your priorities for local infrastructure investment for each town in association with development?

2.15 Response

Bearing in mind the definition of “infrastructure” Members considered the “wish list” within the Town Plan and included the following within Ludlow and Ludford.

2.16 Sports and Recreation

LTC is the owner of Wheeler Road Play and Recreational Area which includes a well used skate park, multi use games area (“MUGA”) and play equipment in addition to a football pitch and a community/sports centre which was formerly an old Guide hut and currently used for boxing and community purposes. At the time of compiling this response

we are awaiting the result of a bid for funding from Shropshire Council in respect of replacing the Boxing Club with a modern, fit for purpose community centre. The benefits of developing this site in one of the most deprived areas of Ludlow have been to reduce crime dramatically as the children and young people have numerous activities. This site requires pathways leading to the skate park and numerous requests have been received from young people to provide a scooter park or an extension to the skate park which regularly has fifty children waiting to play.

2.17 Pathways and Pavements

The Town would benefit from a number of additional pavements pathways including the development around Ludlow Castle, Gravel Hill requires an improved pavement to provide for buggies & motorised scooters. A Heritage Lottery Fund bid is to be submitted for development of the Castle Gardens including the retaining wall, the town walls and the Castle ancient pathways although provision is required in numerous areas within the borough to provide additional recreation and convenience to residents and visitors. Consideration for 'pedestrian priority' areas in Ludlow are likely to be pursued.

2.18 Cycleways

As with pathways and walkways, many people now cycle around Ludlow and complain about inadequate cycle paths. All new developments should take into account the provision of cyclepaths within the infrastructure requirements.

2.19 Streetlighting

Within the Town Plan, LTC had suggested urgent need for improvements to be made to the street lighting in Ludlow. A lighting survey is needed to provide adequate lighting scheme for the future and to include down lighting preventing light pollution and movement sensors to be more energy efficient.

2.20 Hospital Facilities

The new hospital proposal has been widely publicised. It is vital that Ludlow and the surrounding area within the hinterlands has its own local hospital services with adequate number of beds with the capacity to sustain and aging population and the growing population for the area. The co-location of GP surgeries is supported within the proposals.

2.21 Drainage

All new development should provide for adequate drainage and special care should be taken not to increase the problems associated with

flooding within the area including Steventon New Road, Temeside and Lower Corve Street where the problems are most serious and areas of Linney adjacent to the Linney flood plain. Particular emphasis should be given to concerns regarding any development off Foldgate Lane where a small ditch to the rear of Greenacres carries water through the railway embankment to Steventon New Road and has been the subject of serious drainage problems and flooding in the past.

3. Part B

The future for local villages

3.1 Question B1

In your view which villages should be considered as “Community Hubs” or “Community Clusters”, and why?

3.2 Response

The Local Joint Committee (“LJC”) Area with its eight parishes is joined together as one within the LJC where every Council has a vote. LTC accepts the concepts of rural rebalance introduced within the development plan and considers that more new homes are required for young people within the area to give them an opportunity to live where they have grown locally to prevent aging villages. If there is a move against developing around the focus of local villages, this will be detrimental to the communities. Towns will regress as residents age causing long term potential for decay and stagnation. However, it is not considered appropriate for LTC to comment on smaller villages as the final recommendation on preserving localism should be theirs.

3.3 Question B3

What are your priorities for local infrastructure, investment in each settlement?

3.4 Response

As with question B3 LTC considers this is more appropriately answered by the villages concerned.

3.5 Question B6

For each settlement with a map what is the best direction for future growth?

3.6 Response

Generally, LTC would support sensitive small scale development and sites provided do seem to meet these criteria. For Ludlow and its

surrounding areas, future development should be north/north-east of the Eco Park as hatched black on the attached plan.

3.7 Question B7

Should any sites be identified for economic development?

3.8 Response

LTC does not wish to comment as the response should be from the people within those areas.

3.9 Question B8

Where you live, what open spaces or environmental features are particularly valued and should be protected, and/or should be enhanced?

3.10 Response

LTC would like to protect both Millennium Greens, Wheeler Road playing field, Whitcliffe Common, Linney flood plain/park, all play areas, all Castle Garden walks, public open spaces, all allotments, public toilets and amenities.

3.11 Question B9

Are there any sites that need to be identified for other uses e.g. community, sports, education, retail?

3.12 Response

LTC is strongly opposed to development of retail facilities on the outskirts of town and must therefore recommend that sites are maintained for retail purposes in the centre of Ludlow or near to the centre. Such locations as Weeping Cross Lane, the retail area should be extended to Galdeford and to the other side of town to the Ludlow side of Ludford Bridge.

3.13 Question B10

Are there any other issues that we should take account of?

3.14 Response

LTC would like Shropshire Council to take into account Ludlow's new Town Plan, "Ludlow Future" when considering all development within the area. Numerous relevant comments are expressed within it which falls outside the scope of this questionnaire.

3.15 Question B11

Do you have any other site suggestions?

3.16 Response

Yes, as set out in **Appendix C**.

3.17 Question B12

Do you know of any suitable land for sale or that might be for sale in the future that would provide caravan pitches for gypsies or travellers?

3.18 Response

LTC considers that there is nowhere within the Ludlow boundary suitable and asks Shropshire Council to take into account the fact that there are already two traveller locations in close proximity to Ludlow, within Richards Castle (The Oakery – 10 pitches) and Craven Arms (8-10 pitches).

Out of the total of three sites highlighted within the "Planning for a flourishing Shropshire", the only other within Shropshire is at Highley. What this means is that two of the three existing sites are within seven miles of Ludlow Town centre. Given the size of Shropshire, the LTC considers that it is essential to provide a better geographical spread across Shropshire.

4.1 Part C

4.2 Question C1

How SaMDev should cover the policy areas outlined in the leaflet?

4.3 Response

As stated earlier LTC considers that employment land should be developed north-east of the Eco Park. The employment land should be stretched as a buffer in a northerly direction protecting residential development from noise from the A49. This housing should be provided around alongside to east of the commercial area to provide facilities and amenities for the residents and to link eventually in a northerly direction with Rocks Green as policy objective.

4.4 Weeping Cross Lane is considered suitable only for further small scale development but not for major development of housing for the reasons given within B. LTC considers that erosion of the retail/commercial

activity within Weeping Cross Lane or relocation of those premises out of town would undermine the fragile economic viability of this small area. These facilities are an integral part of Ludlow, and there is real doubt as to whether they would have long term viability if they were to be relocated away from residents.

There are play areas within the Ludlow area that could be developed. Two areas in close proximity to each other in Weyman Road and LTC considers one of these areas might be used for housing as indicated on the plan within **Appendix B.**, but only if research shows that the site is not being much used for recreation. However, it should be stressed that the Council has a policy NOT to reduce recreational green space and is keen to maintain as much other green space as possible. Consequently, it would prefer to retain the playground areas.

4.5 Question C2

Are there any other policy areas that you think need to be covered within SaMDev?

4.6 Response

There are three areas: Lloyds site in Station Drive, the area behind Bufton's off Gravel Hill and Lower Galdeford under the railway bridge where there is a little used play area.

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John Aitken

Councillor John Aitken, Town Mayor

.....
23rd June 2010

Date

Ludlow

Social & Demographic Characteristics

Population Characteristics

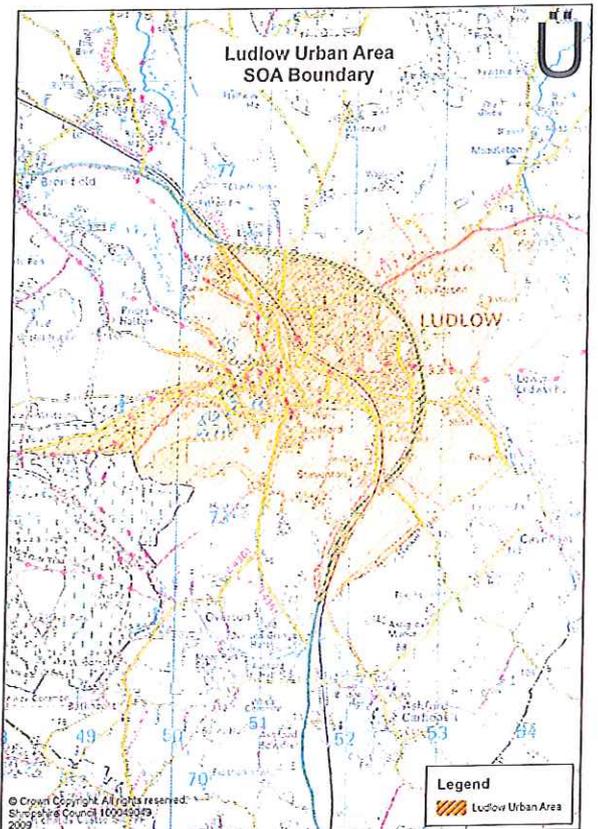
- Ludlow is located in the south of Shropshire close to the Herefordshire border. It is situated between Shrewsbury and Hereford on the A49, and is around 25 miles from each town.
- Ludlow is the fourth largest market town in Shropshire with a population of 10,357. (Mid 2007 Population Estimates) Ludlow also serves a significant hinterland, making it a key service centre for the local area.
- Ludlow has a comparatively old population, with 25% aged 65 or over and 52.1% aged 45 or over.
- 55.9% of the Ludlow population is of working age (18-64), the equivalent of 5,792 people. Only Church Stretton has a proportionally smaller working age population in Shropshire.

Deprivation

- There are varying levels of deprivation within Ludlow. 24% of the resident population live in the 40% most deprived areas nationally. 16% of residents live within the 20% least deprived areas nationally. The majority of Ludlow's residents (49%) live with the 60% most deprived areas nationally. (IMD 2007 CLG. SOA Population Estimates 2005. Office of National Statistics)

Skills

- A lower proportion of Ludlow residents are employed as managers and senior officials and in professional and associate professional and technical occupations, with these occupations accounting for 29.4% of all resident workers compared with 39.3% of all Shropshire employees. Meanwhile, Ludlow supports higher levels of employees in elementary and skilled trade occupations.



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Breakdown of Ludlow Residents by Occupation

	Ludlow % of Resident Workers	Shropshire % of Resident Workers
Managers and Senior Officials	12.9	15.3
Professional Occupations	7.9	10.5
Associate Professional and Technical Occupations	8.6	13.5
Administrative and Secretarial Occupations	10.0	10.7
Skilled Trades Occupations	17.9	15.0
Personal Service Occupations	8.4	7.2
Sales and Customer Service Occupations	8.2	6.5
Process, Plant and Machine Operatives	10.3	8.8
Elementary Occupations	15.8	12.6

Source: 2001 Census. Office of National Statistics Crown Copyright ©
Figures have been rounded therefore may not sum.

Employment Patterns

JSA Claimants

- The number of JSA claimants in Ludlow stood at 198 in July 2009, the equivalent of 3.4% of the working age population. This rate is higher than the county average of 2.9%, but over the last year, the claimant count has risen at a slower pace (73.7% between July 2008 and July 2009 compared with 97.1% county wide). (Nomis 2009 Office of National Statistics, Crown Copyright ©)

Long Term Unemployment

- In July 2009 there were 75 people classified as long term unemployed, (on the claimant register for 6 months or more), Which is higher than the county, regional and national averages. 37.9% compared to 24.3% in the county, 29.5% in the West Midlands and 32.2% in Great Britain.

Employment

- Ludlow acts as a major local employment centre and has a very high level of employment self-containment with 62.7% of the working population having jobs in the town. This is significantly higher than any of the other main Shropshire market towns (Oswestry, Bridgnorth, Market Drayton and Whitchurch). Indeed, the only market town within the whole county with a higher level of employment self-containment is Albrighton/Cosford.
- There are an estimated 554 workplaces in Ludlow. Out of these, the vast majority (86.3%) have 10 employees or fewer with less than 2% of all workplaces employing more than 50.
- The largest employers in Ludlow include McConnel Ltd, Premier Medical, Hendra and Biogen Greenfinch.
- Ludlow displays a particular dependence on the distribution, hotels and restaurants sector, which employs 35% of the workforce. Overall, the service sector is significant, accounting for 86.1% of jobs, with just 10% attributable to manufacturing and 3.9% to construction.

Breakdown of Employment by Sector, Ludlow 2007

	Ludlow % of Employees	Shropshire % of Employees
Agriculture and fishing	*	3.6
Energy and water	*	0.8
Manufacturing	10.0	11.5
Construction	3.9	6.3
Distribution, hotels and restaurants	35.0	25.6
Transport and communications	*	5.6
Banking, finance and insurance, etc	11.4	12.5
Public admin, education & health	29.0	28.5
Other services	7.3	5.7
Total	100	100

Source: Annual Business Inquiry 2007, Office for National Statistics (Nomis) Crown Copyright 2009.

The figures exclude the self-employed and HM Forces. The figures have been rounded to 100 for confidentiality and may not sum due to rounding.

- The proportion of the Ludlow workforce employed in knowledge intensive industries is marginally lower than the Shropshire average (29.6% against 30.2%), but in contrast to the county as a whole, the importance of the knowledge intensive sector has been growing and it now employs a higher proportion of the town's workforce that it did in 2003.

Declining Sectors

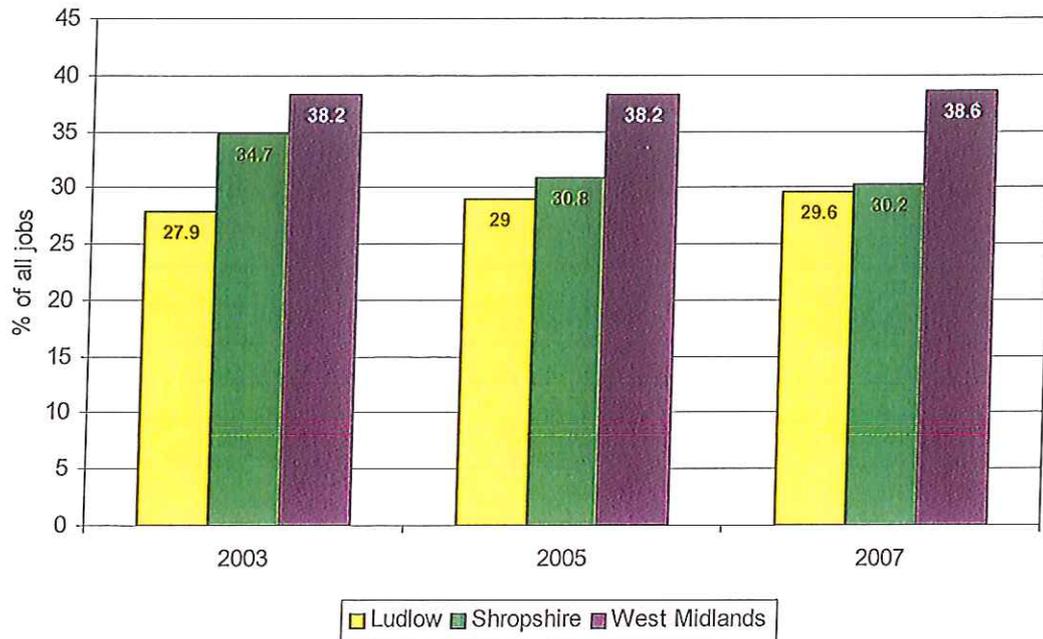
- The proportion of employees in Ludlow working in "declining sectors" stands at 35.1%. This equates to 1,500 people. This figure is higher than the county average of 26.6% as well as regional (30.9%) and national (28.0%) averages. (Source: Annual Business Inquiry 2007, Office for National Statistics (Nomis) Crown Copyright 2009.)

Declining sectors for the purpose of these profiles are defined as:

Agriculture, hunting and related service activities
 Manufacture of wood and products of wood and cork
 Publishing, printing and reproduction of recorded media
 Manufacture of rubber and plastic products
 Manufacture of fabricated metal products, except machinery and equipment
 Manufacture of machinery and equipment not elsewhere classified
 Manufacture of medical, precision and optical instruments, watches and clocks
 Manufacture of motor vehicles, trailers and semi-trailers
 Manufacture of furniture, manufacturing not elsewhere classified
 Wholesale trade and commission trade, except of motor vehicles and motorcycles
 Retail trade, except of motor vehicles and motorcycles; repair of personal and household goods
 Land transport; transport via pipelines
 Financial intermediation, except insurance and pension funding
 Renting of machinery and equipment without operator and of personal and household goods
 Computer and related activities

When looking at all sectors between 2001 to 2007, the sectors above experienced a decrease in the overall number of workplaces in the county as well as a decrease in the number of people they employed.

Proportion of Employee Jobs in Knowledge Intensive Sectors: Ludlow



Source: Annual Business Inquiry 2003, 2005 and 2007. Office of National Statistics Crown Copyright.

Travel to Work Patterns

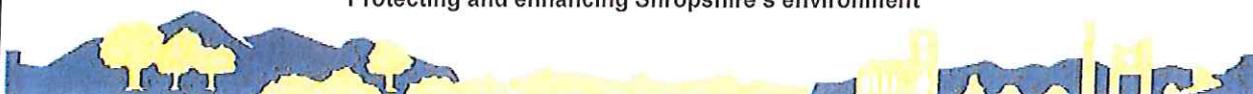
- There are more jobs in Ludlow than resident workforce, at 4,772 compared with 4,230. 2,118 people travel to Ludlow to work, while 1,576 people who are resident in Ludlow travel elsewhere to work. (Census 2001)
- There is a net inflow of managers and personal services and sales occupations staff; in contrast there is a net outflow of manual workers.
- Shrewsbury, Leominster and Hereford are important sources and destinations of labour for Ludlow and the A49 a crucial transport route.

Retail Expenditure Retention

- A very high proportion of convenience spend is retained within Ludlow, at 90% for main shopping and 80% for top up. Overall, 30% of all convenience shopping expenditure undertaken within South Shropshire is retained within Ludlow, with the town serving as a key service centre not only for its own residents, but also for other South Shropshire market towns, especially Cleobury Mortimer and Craven Arms. A higher proportion of comparison goods expenditure is leaked, although Ludlow does retain 16% of spend on clothing and footwear, 30% of other household goods spend, 22% of electrical goods spend, 25% of spend on furniture and carpets and 51% of DIY spend.

Strategy and Policy - Information Sheet

Protecting and enhancing Shropshire's environment



Mid year population estimates: change 1991 to 2008

P8/12/SS

South Shropshire

2008 Mid year population (Thousands)

Change 1991 to 2008

Age	Persons		Male		Female		Persons		Male		Female	
0-4	1.9	4.4%	0.9	4.5%	0.9	4.3%	-400	-15.7%	-200	-17.5%	-200	-13.8%
5-10	2.7	6.3%	1.4	6.7%	1.3	6.1%	200	10.0%	100	8.4%	100	11.7%
11-15	2.5	5.9%	1.3	6.3%	1.2	5.4%	400	17.2%	200	22.0%	100	12.4%
16-29	4.9	11.5%	2.7	12.7%	2.3	10.3%	-1,600	-24.7%	-700	-21.7%	-900	-28.1%
30-44	7.1	16.5%	3.4	16.1%	3.7	17.0%	-500	-6.1%	-400	-10.5%	-100	-1.7%
45-RA	11.3	26.3%	6.5	30.7%	4.8	22.0%	2,900	35.3%	1,700	35.0%	1,300	35.7%
RA-74	7.5	17.5%	2.7	13.0%	4.8	21.8%	1,900	33.5%	700	33.1%	1,200	33.7%
75+	5.0	11.6%	2.1	10.1%	2.9	13.1%	1,500	43.7%	800	62.6%	700	32.3%
All ages	42.9	100%	21.0	100%	21.9	100%	4,500	11.8%	2,200	11.6%	2,300	12.0%

The population of South Shropshire at mid-year 2008 was 42,900, an increase of 4,500 (11.8%) since 1991. South Shropshire covers an area of 102,726 hectares (the largest area of any of the Shropshire districts) and has a population density of 0.42 persons per hectare. This is very low compared to the national figure of 3.94 persons per hectare and the County figure of 0.92 persons per hectare.

The population consists of 49.0% males and 51.0% females. The largest growth since 1991 has been in the female population (12.0%), the male population has increased by 11.6%. South Shropshire accounts for 14.7% of the county population.

These age groups have decreased since 1991:

- ↓ Pre-school children (0-4) by 400 (15.7%)
- ↓ Young adults (16-29) by -1,600 (24.7%)
- ↓ Adults aged 30-44 years by -500 (6.1%)

These age groups have increased since 1991

- ↑ Primary school children (5-10) by 200 (10.0%),
- ↑ Secondary school children (11-15) by 400 (17.2%)
- ↑ Adults 45 years to retirement age by 2,900 (35.3%)
- ↑ Adults from retirement age to 74 by 1,900 (33.5%)
- ↑ People 75 years and over by 1,500 (43.7%)

In 2008, there were 7,100 children (0-15) in South Shropshire, making up 16.6% of the population. There were 23,300 (54.3%) people of working age and 12,500 (29.1%) people of retirement age. The number of people of retirement age has increased by 3,400 people (37.4%) and the number of children has grown by 300 (3.9%). Females account for 51.0% of the population compared to males who make up 49.0%.

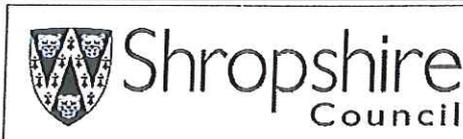
Registrar General's Mid-Year Population Estimates, Office for National Statistics, © Crown Copyright 2010.

National Statistics offer no warranty as to the accuracy of these estimates.

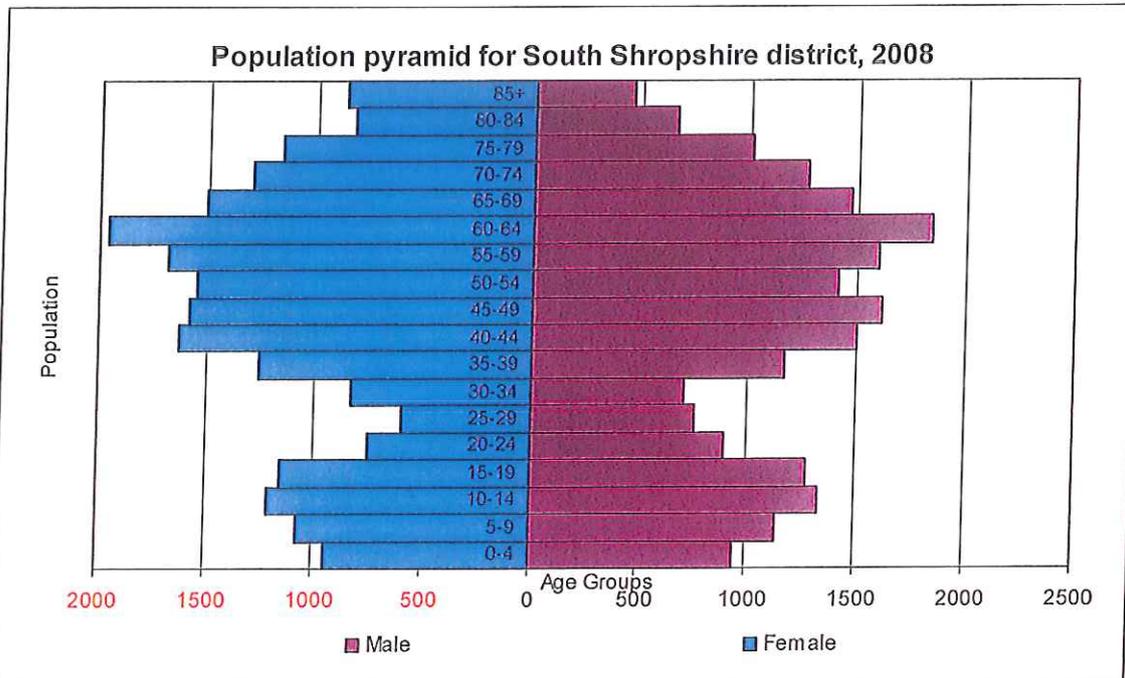
Notes: The 1991 and 2000 mid-year estimates have been updated in light of the 2001 census results. Notes:

Retirement age for women is 59 and retirement age for men is 64.

For further information contact Information and Research, Strategy and Policy, Development Services, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel. (01743) 252562, fax (01743) 252505, email factsandfigures@shropshire.gov.uk
Visit our web site at www.shropshire.gov.uk/factsfigures.nsf



The age structure of the population in South Shropshire (mid-2008) is best illustrated on the population pyramid below.



Age Groups	Population			Percentage of the total population		
	All Persons	Male	Female	All Persons	Male	Female
0-4	1,900	900	900	4.4%	2.2%	2.2%
5-9	2,200	1,100	1,100	5.1%	2.7%	2.5%
10-14	2,500	1,300	1,200	5.9%	3.1%	2.8%
15-19	2,400	1,300	1,200	5.7%	3.0%	2.7%
20-24	1,600	900	700	3.8%	2.1%	1.7%
25-29	1,300	800	600	3.1%	1.8%	1.4%
30-34	1,500	700	800	3.6%	1.6%	1.9%
35-39	2,400	1,200	1,300	5.6%	2.7%	2.9%
40-44	3,100	1,500	1,600	7.3%	3.5%	3.8%
45-49	3,200	1,600	1,600	7.4%	3.8%	3.7%
50-54	3,000	1,400	1,500	6.9%	3.3%	3.6%
55-59	3,300	1,600	1,700	7.6%	3.7%	3.9%
60-64	3,800	1,800	2,000	8.9%	4.3%	4.6%
65-69	3,000	1,500	1,500	6.9%	3.4%	3.5%
70-74	2,600	1,300	1,300	6.0%	3.0%	3.0%
75-79	2,200	1,000	1,200	5.0%	2.3%	2.7%
80-84	1,500	700	800	3.5%	1.5%	1.9%
85+	1,300	500	900	3.1%	1.1%	2.0%
All Ages	42,900	21,000	21,900	100.0%	49.0%	51.0%

ALL RESIDENTS						
1991	0-15	16-29	30-44	45-59	60-64	65-74
	1645	1688	1743	1479	504	1064
2001	ALL RESIDENTS					
	0-15	16-29	30-44	45-59	60-64	65-74
	1715	1378	1906	1797	577	1104

Source: 1991 and 2001 Census, Parish Level, Office of National Statistics, crown copyright, 2010

<i>Percentage Change 1991 - 2001</i>	ALL RESIDENTS					
	0-15	16-29	30-44	45-59	60-64	65-74
	4.3	-18.4	9.4	21.5	14.5	3.8

Source: 1991 and 2001 Census, Parish Level, Office of National Statistics, crown copyright, 2010

The population decrease in 16 - 29 year olds

Large increase in the number of people over the age of 75

An ageing population with increasing numbers of people over the age of 45

75-84	85+	Total
656	213	8992

75-84	85+	Total
801	270	9548

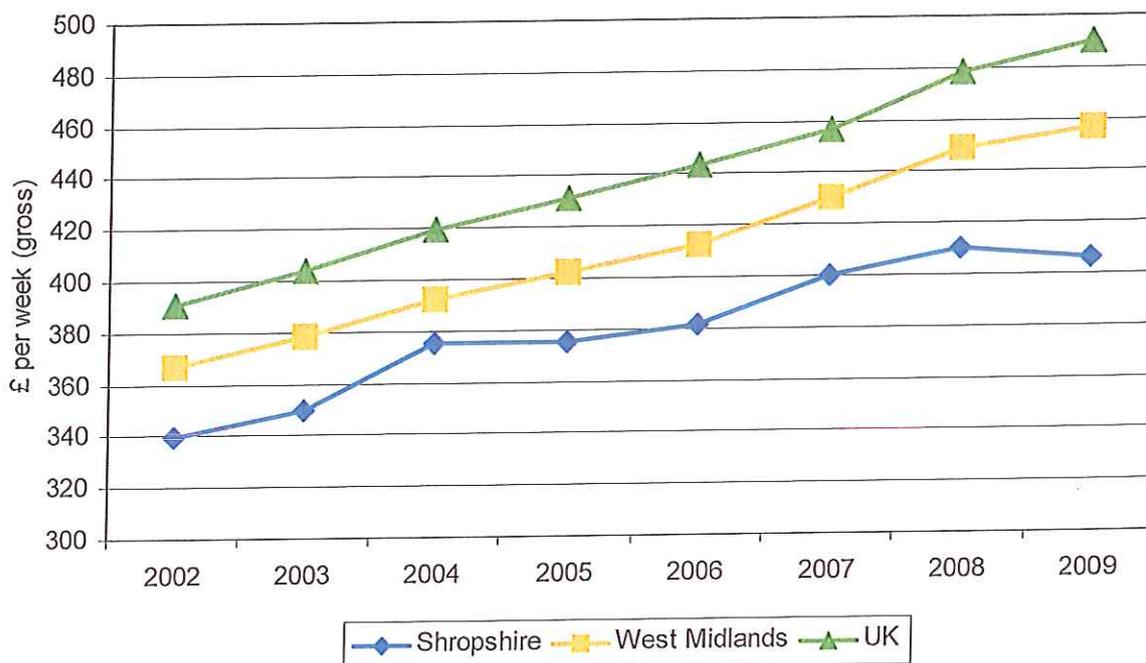
75-84	85+	Total
22.1	26.8	6.2

Earnings

The type of employment available in Shropshire has a significant impact on the wage levels in the county. Shropshire has traditionally been a low wage economy with a dependence on agriculture, the food and drink industry and tourism. These are all low paid industries, which are subject to seasonal fluctuation.

Average Shropshire workplace earnings are, therefore, substantially lower than the regional or national averages. Earnings stand at £406.40 per week (April 2009) which is 11% lower than West Midlands' workplace earnings of £456.40 per week. Workers in Shropshire-based businesses are paid 17.1% less than the UK average of £490.20 per week. Although the pay gap had closed between 2002 and 2007, it is now widening again. In the year to April 2009, workplace earnings in Shropshire fell by 1% compared with growth of 1.7% in the West Midlands and 2.4% in the UK. This is likely to have been influenced by the increased representation of lower paid elementary employee jobs in Shropshire, a trend which has not been replicated in the region. It may also be the case that Shropshire workers have chosen to take lower paid jobs rather than claim benefits since the onset of recession. (CHECK - JOB CENTRE PLUS).

Average Earnings by Workplace: 2002-2009



Source: ONS

Within the West Midlands, workplace earnings in Shropshire are third lowest after Herefordshire and Walsall, the former being a similar rural economy to Shropshire. As in Shropshire, average workplace earnings also fell back in the year to April 2009 in neighbouring Herefordshire and Telford and Wrekin as well as in Sandwell and Solihull. Elsewhere, workplace earning rose throughout the West Midlands region, albeit only slightly. Nationally, workplace earnings in Shropshire are 20th lowest out of 206 unitary and county local authority areas.

Table: Median Gross Weekly Workplace Earnings in the West Midlands Region, 2009

	£ per week
Solihull	511.1
Warwickshire	495.7
Birmingham	487.9
Coventry	486.1
Wolverhampton	447.2
Staffordshire	442.6
Stoke-in-Trent	442.3
Sandwell	439.3
Worcestershire	432.2
Telford and Wrekin	430.0
Dudley	409.8
Shropshire	406.4
Walsall	397.5
Herefordshire	383.3
West Midlands	456.4
UK	490.2

Source: Office for National Statistics (Nomis); Annual Survey of Hours and Earnings, © Crown Copyright 2010

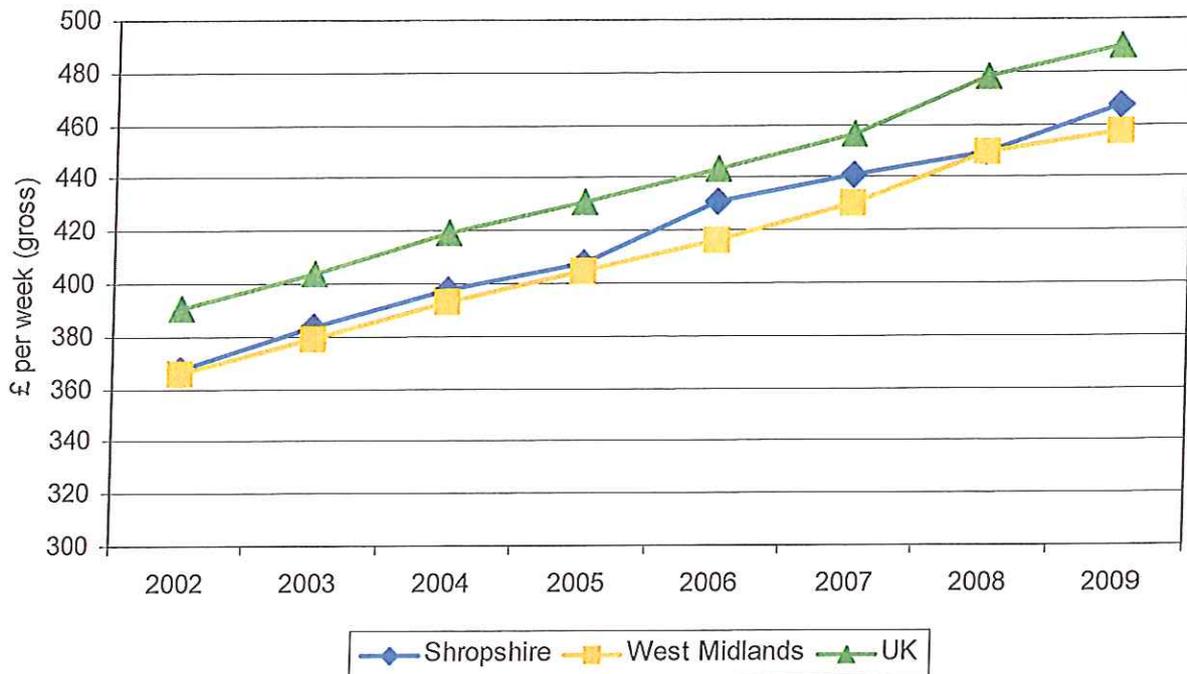
Note: Full-time employees on adult rates

Although average workplace earnings in Shropshire are notably lower than in the West Midlands, the average weekly pay for Shropshire residents is now higher, at £467.80 compared to £457.40. Shropshire residents' pay is 4.7% lower than the national average. Since 2002, average residents' pay in Shropshire has risen by 27.3%, marginally faster than growth in the West Midlands (+25%) or the UK (+25.4%). Whilst workplace earnings in Shropshire fell in the year to April 2009, resident earnings increased by 4.6%.

Significant levels of out-commuting influence the gap between workplace and residents' average pay for Shropshire. The number of Shropshire residents in employment exceeds the number of Shropshire-based jobs, contributing to the relatively high level of out-commuting. Latest census data (2001) showed that there were 33,011 out-commuters compared with 20,786 who were travelling into the county to work. Census data also reveals that 76% of Shropshire residents worked within the county, with 83% of all Shropshire jobs filled by Shropshire residents.

Out-commuting is more common amongst those in managerial and professional occupations who naturally command higher salaries. As noted above, a disproportionately high number of Shropshire residents hold managerial or professional positions (ref page!), but it is clear that a significant proportion of these work outside Shropshire. It is possible that the level of out-commuting amongst better paid professionals has increased since the onset of the economic recession, which would go some way to explaining the growing differential between workplace and residents' wages.

Average Earnings by Residence: 2002-2009



Source: ONS

In comparison with its West Midlands neighbours, it is clear that residents' earnings are comparatively high, with the county ranking fourth behind Solihull, Warwickshire and Staffordshire. Other than the city region, residents' earnings are typically higher than workplace earnings throughout the West Midlands. However, nowhere is this more

acutely felt than in Shropshire, where residents' weekly earnings are typically 15% higher than workplace earnings.

Looking at the national situation, Shropshire ranks 103rd out of 206 local authority regions when considering residents' earnings, which is absolutely in the middle. This compares with the county's position of 187 when considering workplace earnings.

Table: Median Gross Weekly Resident Earnings in the West Midlands Region, 2009

	£ per week
Solihull	518.3
Warwickshire	509.9
Staffordshire	476.5
Shropshire	467.8
Worcestershire	463.7
Birmingham	459.9
Telford and Wrekin	442.0
Coventry	440.8
Dudley	434.0
Herefordshire	426.8
Wolverhampton	425.0
Sandwell	412.3
Walsall	406.4
Stoke-in-Trent	402.4
West Midlands	456.4
UK	490.2

Source: Office for National Statistics (Nomis); Annual Survey of Hours and Earnings, © Crown Copyright 2010

Note: Full-time employees on adult rates

Male/Female Earnings

Male full-time workers earn a substantial £90.2 more than their female colleagues, with weekly workplace earnings standing at £453.1 for men in 2009 and at £362.9 for women. However, the gap between male and female earnings has narrowed since 2001, with male earnings increasing by 23.4% whilst female earnings rose by 31.0%. The differential between male and female pay is replicated across the country, with male full-time employees in Shropshire earning 8.3% less than their West Midlands counterparts and 14.7% less than those in the UK. Meanwhile, females earn 7.7% less than their West Midlands colleagues and 14.9% less than women nationally. As in Shropshire, the pay gap between male and female wages has narrowed since 2001 both regionally and nationally.

Both men and women living in Shropshire earn more on average than those who work in the county, with male full-time residents' earnings 10.9% higher than workplace earnings and female full-time residents' earnings 8.1% higher in 2009.

Average Median Workplace Earnings by Gender, 2002 & 2009

	2002		2009		% change 2001-2008	
	Males	Females	Males	Females	Males	Females
Shropshire	£367.1	£277.1	£453.1	£362.9	+23.4%	+31.0%
West Midlands	£404.6	£303.8	£493.9	£393.1	+22.1%	+29.4%
UK	£430.1	£330.7	£531.1	£426.4	+23.5%	+28.9%

Source: Office for National Statistics (Nomis); Annual Survey of Hours and Earnings, © Crown Copyright 2010

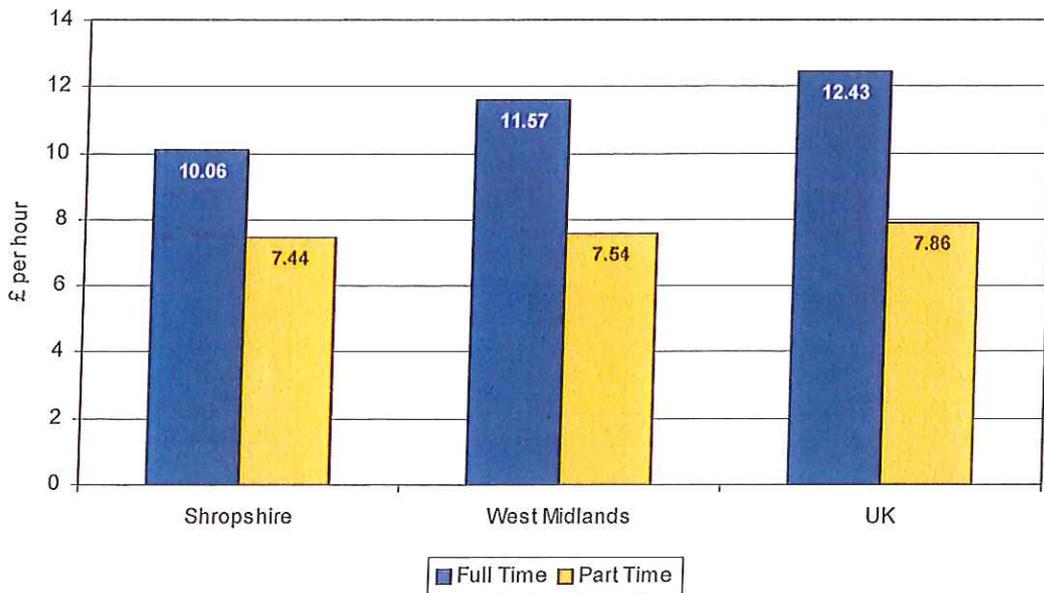
Note: Full-time employees on adult rates

Part-time Earnings

Part-time workers earn substantially less per hour than their full-time counterparts, with the gross workplace hourly rate standing at £10.06 for those working full-time in 2009 compared with £7.44 for those working part time. The high number of unskilled and seasonal part time jobs undoubtedly influence wage levels, and it is not just in Shropshire that this differential is apparent. Indeed, the county part time hourly rate is just 26% lower than the full time rate. In comparison, it is 34.8% lower in the West Midlands and 36.8% lower in the UK. Unlike full-time wages, where men earn significantly more, there is little disparity between part-time hourly rates for males and females, indeed, the latter actually commanded a superior hourly rate of £7.49 in 2009 compared with £6.93. It should be noted, however, that the vast majority of part-time workers are women and that there are very few men who work part-time through choice.

The differential between residents and workplace earnings is much higher for full-time workers than part time workers. Full-time resident workers earn £12.08 an hour (2009), which is 20% more than the hourly workplace earnings for Shropshire. However, residents' part-time earnings are only very marginally higher, at £7.51 (0.9% higher). This is because part-time workers are less likely to travel out of their local area to work.

Average Gross Hourly Earnings by Full and Part Time Employment (Workplace), 2008



Source: Office for National Statistics (Nomis); Annual Survey of Hours and Earnings, © Crown Copyright 2010

16-18 Year Olds who are not in Education, Employment or Training (NEET)

Although educational achievements in Shropshire are good and a higher than average percentage of school leavers continue in full-time education (80% in 2007), there remain a significant number of 16-18 year olds who are not in education, employment or training, referred to as NEETs.

In Shropshire, the NEET group represented 6.6% of the 16 to 18 cohort as of end of September 2009. The group comprised 397 NEETS, of which 308 (5.1% of the cohort or 77.6% of total NEETS) of these were active (available to the labour market) and 89 (1.5% of the cohort or 22.4% of total NEETS) were inactive. In the inactive NEET group, teenage parents represent the largest category making up two-thirds of inactive NEETS and 14.9% of the whole NEET group. Illness accounts for 29.2% of inactive NEETS and 6.5% of the total NEET group.

The majority of active NEETS are seeking employment or training (76.3% of active NEETS and 59.2% of total NEETS).

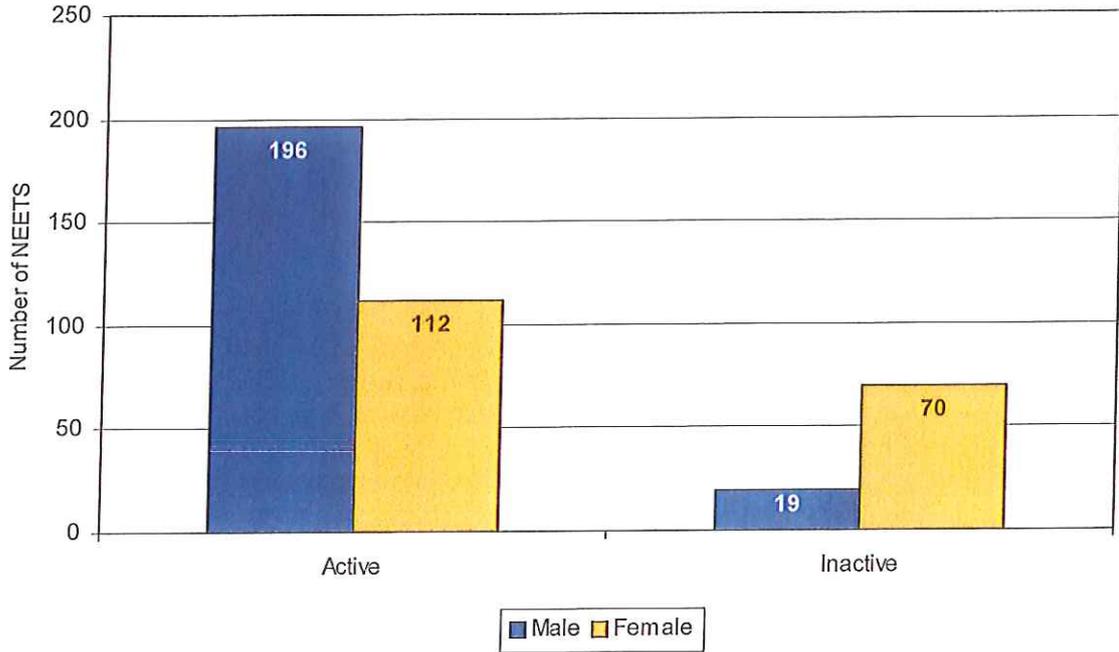
Number of NEETs by Type, September 2009

NEET Type	Age 16	Age 17	Age 18	Total
Available to the labour market (ACTIVE)	63	123	122	308
Waged PDO	0	0	0	0
Other PDO	1	5	0	6
Not yet ready for work or learning	3	8	10	21
Awaiting an E2E place	10	9	4	23
Awaiting a sub-level 2 place	2	0	0	2
Awaiting a level 2 place	5	4	3	12
Awaiting a level 3+ place	0	0	0	0
Start date agreed	0	7	2	9
Activity Agreement	0	0	0	0
Seeking employment or training	42	90	103	235
New Deal Gateway	0	0	0	0
Not available to the labour market (INACTIVE)	7	32	50	89
Young carers	0	0	0	0
Teenage parents	0	18	32	50
Illness	1	10	15	26
Pregnancy	4	3	2	9
Religious grounds	0	0	0	0
Unlikely to be economically active	0	1	0	1
Other reason	2	0	1	3
Total	70	155	172	397

Source:?????

16-18 year old males are slightly more likely to be not in education, employment or training. Across the whole NEET group, 215 (54.2%) were male in September 2009 while 182 (45.8%) were female. Inactive NEETS, however, are predominately female due to the high teenage parent and pregnancy component. Females make up 78.7% of the inactive NEET group but just 36.4% of the active NEETS group

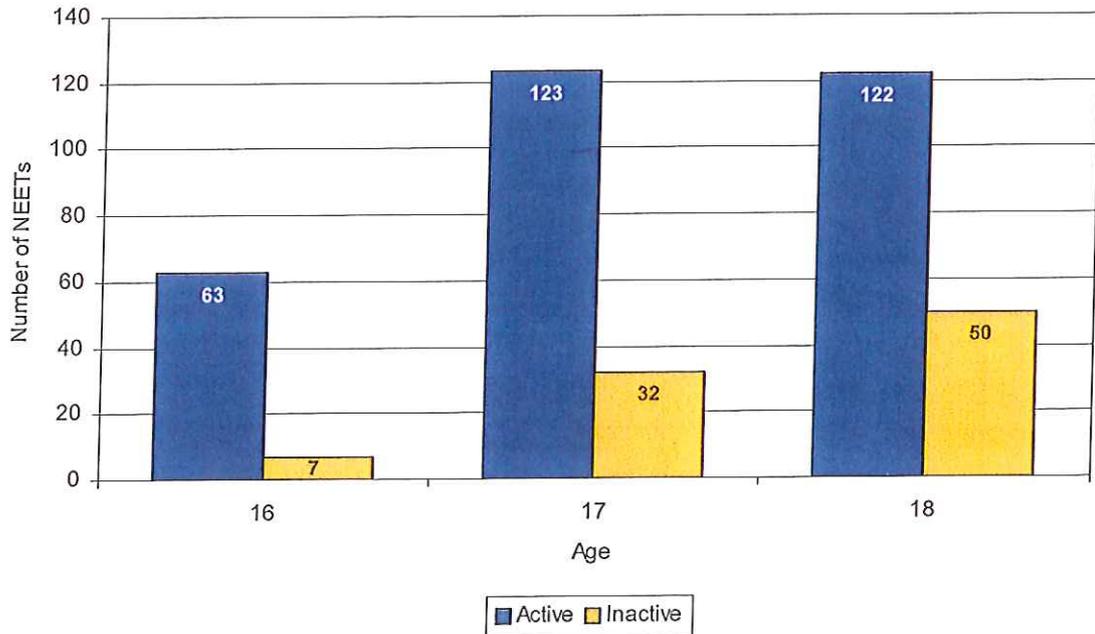
Number of Active/Inactive NEETS by Gender, September 2009



Source: ???

In the number of NEETs increases significantly with age, with 70 out of 397 aged 16 (17.6%), 155 (39.0%) aged 17 and 172 (43.3%) aged 18. The older NEETs are, the more likely they are to become inactive – in September 2009, 7.9% of inactive NEETs were aged 16 compared with 36% who were 17 and 56.2% who were 18.

Number of Active/Inactive NEETS by Age, September 2009



Source: ???

BME groups are more likely to be NEET than their White counterparts, with slightly more than 8% of all Shropshire NEETs from BME groups in September 2009, the equivalent of 32 young people. BME groups account for ??? % of the overall 16-18 cohort.

359 (90.4%) of NEETS were White British, White Irish or Other White Background in September 2009. 6 (1.5%) of NEETS have no ethnic information, either it is not known or was not obtained.

Duration of being NEET

More than half of active NEETS had been so for 3 months or less in September 2009 (56.8%), with a further 21.8% having been out of training, education or employment for 3-6 months and 14.6% for 6-12 months. Just 6.8% of active NEETs had been so for more than a year. Nearly four fifths (77.5%) of inactive NEETS have been so for more than 3 months. Inactive NEETS are significantly more likely to have been so for longer periods of time, with 41.6% having been NEET for more than 12 months. In contrast, less than a quarter (22.5%) had been NEET for 3 months or less.

Duration of being NEET (As of 08/10/09)

Duration	Active NEETS	Inactive NEETS
Up to 1 month	21.1%	3.4%
1 to 2 months	24.4%	13.5%
2 to 3 months	11.4%	5.6%
3 to 6 months	21.8%	18.0%
6 to 12 months	14.6%	18.0%
Over 12 months	6.8%	41.6%
Total	100.0%	100.0%

Source: ???

Note: the duration of NEET is calculated from the actual NEET start date (in some cases young people will have had more than one episode of being NEET in succession) and 08/10/09.

Major Town Analysis

Ludlow has the highest proportion of inactive NEETS, at 44.1%. Ludlow also has the highest percentage of NEETS who are either teenage parents or pregnant, making up 26.5% of their total NEET group. However, overall, the number of NEETS in Ludlow is low, with just 19 active Ludlow NEETS in September 2009. Market Drayton has the lowest proportion of inactive NEETS at 13.2% but a very high number of active NEETS – at 79 in September 2009, this is higher than in any other Shropshire town except Shrewsbury.

Number of Active/Inactive NEETS by Market Town

	Bridgnorth	Ludlow	Market Drayton	Oswestry	Shrewsbury	Shropshire
Active NEETS	34	19	79	61	115	308
Inactive NEETS	15	15	12	12	35	89
Total NEETS	49	34	91	73	150	397

Source: ???

Need to know % of cohort which is NEET in each town
 Would be good to include more trend info on NEETS

claimant count with rates and proportions

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sex Male
 item name Total claimants
 rate Proportion of resident working age population estimates

Area	April 2005		April 2008
	number	rate	number
wardcas:39UFGX : Ludlow Henley	25	3.5	28
wardcas:39UFGY : Ludlow St Laurence's	18	2.8	32
wardcas:39UFGZ : Ludlow St Peter's	16	2.3	10
uacounty09:Shropshire	1,522	1.7	2,034
country:England and Wales	556,449	3.2	635,837
country:Great Britain	625,122	3.3	705,859
gor:West Midlands	68,347	4.0	84,866
ualad:South Shropshire	189	1.5	235

Rates for wards in England and Wales from 2008 onwards are calculated using the mid-2007 resident working age population estimates
 Rates for local authorities from 2009 onwards are calculated using the mid-2008 resident working age population estimates
 Rates for regions and countries from 2009 onwards are calculated using the mid-2008 resident working age population estimates

claimant count with rates and proportions

ONS Crown Copyright Reserved [from Nomis on 8 June 2010]

sex Female
 item name Total claimants
 rate Proportion of resident working age population estimates

Area	April 2005		April 2008
	number	rate	number
wardcas:39UFGX : Ludlow Henley	8	1.2	7
wardcas:39UFGY : Ludlow St Laurence's	9	1.8	8
wardcas:39UFGZ : Ludlow St Peter's	4	0.6	3
uacounty09:Shropshire	560	0.7	751
country:England and Wales	196,309	1.2	224,496
country:Great Britain	218,047	1.2	247,135
gor:West Midlands	22,609	1.5	27,796
ualad:South Shropshire	68	0.6	71

Rates for wards in England and Wales from 2008 onwards are calculated using the mid-2007 resident working age population estimates
 Rates for local authorities from 2009 onwards are calculated using the mid-2008 resident working age population estimates
 Rates for regions and countries from 2009 onwards are calculated using the mid-2008 resident working age population estimates

claimant count with rates and proportions

ONS Crown Copyright Reserved [from Nomis on 8 June 2010]

sex Total
 item name Total claimants
 rate Proportion of resident working age population estimates

Area	April 2005		April 2006
	number	rate	number
wardcas:39UFGX : Ludlow Henley	33	2.4	35
wardcas:39UFGY : Ludlow St Laurence's	27	2.4	40
wardcas:39UFGZ : Ludlow St Peter's	20	1.5	13
uacounty09:Shropshire	2,082	1.2	2,785
country:England and Wales	752,758	2.3	860,333
country:Great Britain	843,169	2.3	952,994
gor:West Midlands	90,956	2.8	112,662
ualad:South Shropshire	257	1.1	306

Rates for wards in England and Wales from 2008 onwards are calculated using the mid-2007 resident working age population
Rates for local authorities from 2009 onwards are calculated using the mid-2008 resident working age population
Rates for regions and countries from 2009 onwards are calculated using the mid-2008 resident working age population

006

April 2007

April 2008

rate	number	rate	number	rate
3.9	20	2.8	29	4.0
4.9	26	3.9	22	3.3
1.4	11	1.6	17	2.5
2.2	1,894	2.1	1,738	1.9
3.7	590,640	3.4	537,042	3.0
3.7	652,342	3.4	592,295	3.1
4.9	79,666	4.6	72,579	4.2
1.9	186	1.5	182	1.5

working age population.
population.
g age population.

006

April 2007

April 2008

rate	number	rate	number	rate
1.0	10	1.4	13	1.8
1.6	8	1.6	4	0.8
0.5	8	1.2	5	0.8
0.9	723	0.9	682	0.9
1.4	219,886	1.4	199,747	1.2
1.4	240,987	1.4	218,122	1.2
1.8	27,850	1.8	25,874	1.7
0.6	84	0.8	75	0.7

working age population.
population.
g age population.

006

	April 2007		April 2008		
	rate	number	rate	number	rate
	2.4	30	2.1	42	2.9
	3.4	34	2.9	26	2.2
	1.0	19	1.4	22	1.6
	1.6	2,617	1.5	2,420	1.4
	2.6	810,526	2.4	736,789	2.2
	2.6	893,329	2.4	810,417	2.2
	3.4	107,516	3.3	98,453	3.0
	1.3	270	1.2	257	1.1

working age population.
population.
g age population.

April 2009		April 2010	
number	rate	number	rate
52	7.2	53	7.4
28	4.2	37	5.5
40	5.8	33	4.8
3,846	4.2	3,653	4.0
1,023,671	5.8	986,761	5.6
1,119,630	5.8	1,090,949	5.6
133,927	7.7	126,380	7.3
415	3.3	375	3.0

April 2009		April 2010	
number	rate	number	rate
13	1.8	9	1.3
11	2.2	18	3.6
13	2.0	20	3.0
1,345	1.7	1,291	1.6
360,262	2.2	385,307	2.4
391,129	2.2	421,329	2.4
44,181	2.8	46,020	2.9
159	1.5	164	1.5

April 2009		April 2010	
number	rate	number	rate
65	4.5	62	4.3
39	3.3	55	4.7
53	3.9	53	3.9
5,191	3.0	4,944	2.9
1,383,933	4.1	1,372,068	4.1
1,510,759	4.1	1,512,278	4.1
178,108	5.4	172,400	5.2
574	2.5	539	2.3

Demand

Waiting list Ludlow & Cleobury Mortimer HMA (2009)

1 bed - 422

2 bed - 138

3 bed - 63

4+ bed 21

Total 650

Number of lets advertised June - Nov 09

Ludlow town: 47

Rural area: 20

Affordability

Ludlow and Cleobury Mortimer -

Mean (average) House Price 2008 - £204,721

Mean (average) Household income 2008 - £31,188

Mean house price to Mean income ratio - 6.56

High ratio

Decent Homes

Have asked Paul Kelly to see if he has figures for Ludlow. The 2005 Private Sector Stock Condition Survey states that there were 164 'unfit' dwellings in Ludlow which represented 2.8% of the dwellings in Ludlow. Paul - Ludlow town council are asking us for localised figures on decency - what figures would you suggest using and what caveats should we put in?

Julie - in terms of social rented housing, the 2009 Regulatory and Statistical Returns by Housing Associations to Government (for 31st March 2009) indicated that there were 118 non decent homes in the whole former S. Shropshire area (important to note that the definition of non-decency is very different to 'unfitness') Whilst we can get updated figures, this is likely to be FAR lower now due to the investment that RSLs have been putting in to their homes.

Thanks

John Sheil

Senior Policy Officer (Housing)

Communities and Housing Policy, Shropshire Council

01743 252431

ludlow wlist

HOUSING WAITING LIST LUDLOW 28TH MAY 2010				
BAND	Requirement	Total	(Of which having LUDLOW postcode)	
PRIORITY				
	1 bedroom (<i>Applicants aged under 60 years</i>)	0		0
	1 bedroom (<i>Applicants aged over 60 years</i>)	0		0
GOLD				
	1 bedroom (<i>Applicants aged under 60 years</i>)	3		1
	1 bedroom (<i>Applicants aged over 60 years</i>)	0		0
	2 bedroom (<i>Applicants aged under 60 years</i>)	4		2
	2 bedroom (<i>Applicants aged over 60 years</i>)	1		1
	3 bedroom	3		3
	4 bedroom	2		2
	5 bedroom	0		0
SILVER				
	1 bedroom (<i>Applicants aged under 60 years</i>)	42		23
	1 bedroom (<i>Applicants aged over 60 years</i>)	6		2
	2 bedroom (<i>Applicants aged under 60 years</i>)	26		11
	2 bedroom (<i>Applicants aged over 60 years</i>)	3		1
	3 bedroom	11		5
	4 bedroom	2		1
	5 bedroom	1		1
BRONZE				
	1 bedroom (<i>Applicants aged under 60 years</i>)	36		21
	1 bedroom (<i>Applicants aged over 60 years</i>)	4		1
	2 bedroom (<i>Applicants aged under 60 years</i>)	8		11
	2 bedroom (<i>Applicants aged over 60 years</i>)	18		0
	3 bedroom	1		6
	4 bedroom	9		0
	5 bedroom	0		0
	TOTALS	172		92
SUMMARY				
	1 bedroom (<i>Applicants aged under 60 years</i>)	81		45
	1 bedroom (<i>Applicants aged over 60 years</i>)	10		3
	2 bedroom (<i>Applicants aged under 60 years</i>)	48		24
	2 bedroom (<i>Applicants aged over 60 years</i>)	5		2
	3 bedroom	23		14
	4 bedroom	4		3
	5 bedroom	1		1
	TOTALS	172		92
pmc28/05/2010				

Comments on Other Sites

SHLAA Ref	Address	Comments	Area (ha)	30 dph	40 dph	50 dph
LUD001	Elm Lodge, Fishmore	Unsuitable leisure land	5.38	162	215	269
LUD002	Land adj. Green Acres	See Ludford reasons	3.89	117	156	194
LUD003	Foldgate Lane	See LudPC	1.37	41	55	68
LUD004	Lower Barns Farm	See LudfordPC	62.52	1876	2501	3126
LUD005	21 New Street	Possible	0.06	2	3	3
LUD006	Hall opposite 2 Julian Road	PPalready	0.04	1	2	2
LUD007	The Gospel Hall, Clee View	In religious use, new owner	0.10	3	4	5
LUD008	Bus depot at Fishmore Road	PP already	0.38	11	15	19
LUD009	Land adj. to Cold Weston Drive	PPalready	0.36	11	15	18
LUD010	Land west of Overton Road	See LudPC	5.86	176	234	293
LUD011	Land to north of bypass	See Lud PC	16.32	490	653	816
LUD012	Sheep Sales Field Linney	Flood plain	0.43	13	17	22
LUD013	Lower Barns Farm adj. B4361	See Ludpc	24.02	721	961	1201
LUD014	South of Eco Park	See LPC	8.39	252	336	419
LUD015	Foldgate	See LPC	14.80	444	592	740
LUD016	Adj. Spring Cottage Steventon	See LPC	0.55	17	22	28
LUD017	South of Rocks Green	See LPC	8.90	267	356	445
LUD018	Fishmore Road	Already PP	2.84	85	114	142
LUD019	Rocks Green	See LPC	11.69	351	468	584
LUD020	Lloyds of Ludlow Corve Street	Already designated mainly commercial	1.04	31	41	52
LUD021	Castle Garage, Corve Street	Already PP	0.27	8	11	14
LUD022	Morris Bufton Galdeford	Already designated mainly commercial	1.36	41	54	68
LUD023	BT Lower Galdeford	Acceptable housing redevelopment	0.40	12	16	20

LUD024	Land at Weeping Cross Lane	Should stay commercial or jobs & retail will be threatened	0.78	23	31	39
LUD025	Temeside/Weeping Cross Lane		1.40	42	56	70
LUD026	Green field adj. Overmead, Livesey Rd	Possible	0.38	11	15	19
LUD027	Land rear of Steventon New Road	No access available	0.55	16	22	27
LUD028	Land off Fishmore Road	Already PP	3.84	115	154	192
LUD029	Land at Burway Lane	Inadequate access along narrow lane. Oppose	1.91	57	76	95
LUD030	Land adj. To Ludlow Town F.C	Application for old peoples' home already in? Not suited to general housing	10.07	302	403	503

dph – dwellings per hectare.

Please note that the figures given in the last 3 columns are simply a multiplication of the area by the dph figure (30, 40 or 50). These figures are purely a guide to indicate how many houses 'could' be built on each site assuming that there were no other factors to consider and that the site was suitable for development.