

Appendix K

Ludlow Place Plan Area  
Site Assessments

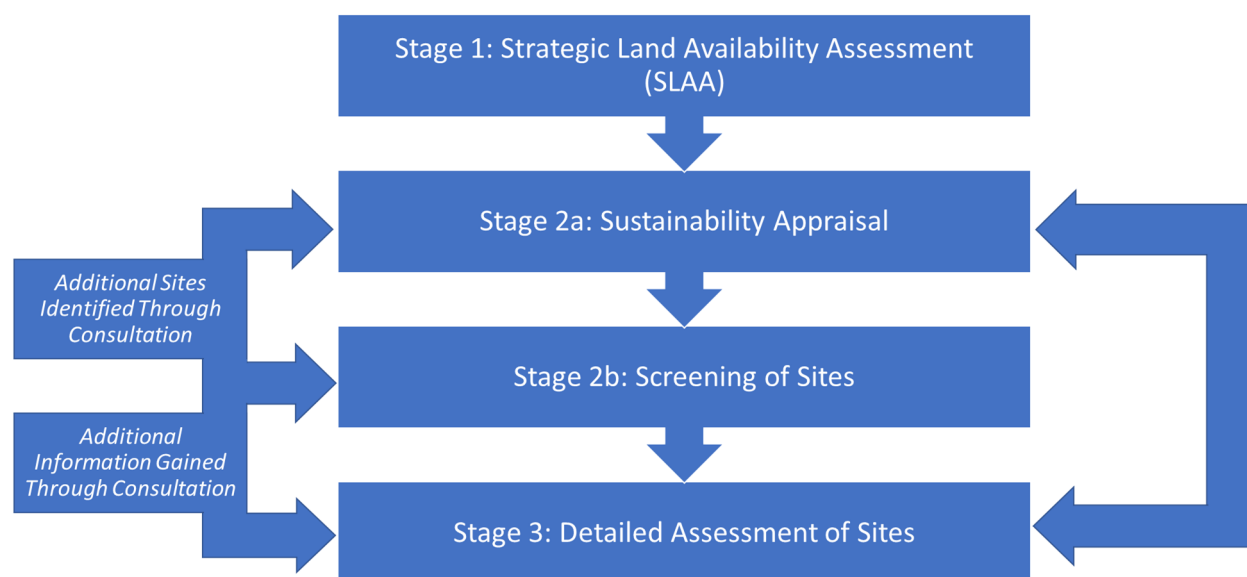
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# Site Assessment Process Overview

## 1. Introduction

- 1.1. To inform the identification of proposed site allocations within the Local Plan Review, Shropshire Council has undertaken a comprehensive Site Assessment process. This site assessment process incorporates the assessment of sites undertaken within the Sustainability Appraisal of the Local Plan, recognising that the Sustainability Appraisal is an integral part of plan making, informing the development of vision, objectives and policies and site allocations.
- 1.2. Figure 1 summarises the key stages of the Site Assessment process undertaken, more detail on each of these stages is then provided:

**Figure 1: Site Assessment Process**



### Site Assessment Process

#### Stage 1: The Strategic Land Availability Assessment (SLAA)

Stage 1 consisted of a strategic screen and review of sites.

*Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.*

*Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.*

#### Stage 2a: Sustainability Appraisal

Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.

#### Stage 2b: Screening of Sites

Stage 2b consisted of a screening exercise 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.

#### Stage 3: Detailed site review

Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement.

**This stage of assessment was an iterative process.**

## 2. The Strategic Land Availability Assessment (SLAA)

- 2.1. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 2.2. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

### **Assessing Suitability:**

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a site's strategic suitability was undertaken through consideration of numerous factors, including:
  - The site's consistency with the Local Plan.
  - The site's location and surroundings, including proximity to the development boundary/built form.
  - The site's boundaries and the extent to which these boundaries are defensible.
  - Site specific factors, including physical limitations to development, such as:
    - The topography of the site;
    - The site's ground conditions;
    - The ability to access the site;
    - Flood risk to the site or its immediate access;
    - The agricultural land quality of the site;
    - Hazardous risks, pollution or contamination of the site;
    - Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
    - Other physical constraints, which may impact on development/levels of development.
  - The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site\*. Including consideration of factors such as:
    - The impact on internationally and nationally designated sites and assets;
    - The impact on important trees and woodland, including ancient woodland; and
    - The impact on public open spaces.
  - Whether the site is located within the Green Belt.
  - Legal covenants affecting the site.
  - Market/industry and community requirements in the area.

*\*Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

*\*Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

*It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.*

*It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.*

2.5. Reflecting upon the above factors:

- If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation\*, then it was viewed as being **currently suitable – subject to further detailed assessment** for the particular use or mix of uses.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan\*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through mitigation\*\*, then it was viewed as being **not currently suitable but future potential – subject to further detailed assessment**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being **not suitable**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being **not suitable**.

*\*As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.*

*\*\*As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.*

#### **Assessing Availability:**

2.6. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational

*requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”<sup>1</sup>.*

- 2.7. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
  - The Local Plan Review; or
  - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
- 2.8. Or where:
- There has been a recent Planning Application (whether successful or not) for the relevant use; or
  - Officers have particular knowledge about a site’s availability.

### **Assessing Achievability (including Viability)**

- 2.9. As this SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability will be undertaken to inform the Local Plan Review.

### **Conclusion**

- 2.10. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 2.11. Sites were effectively divided into three categories, these were:
- **Rejected sites:**
    - The site is considered unsuitable; and/or
    - The site is considered to be unavailable; and/or
    - The site is considered unachievable/unviable.
  - **Long Term Potential - Subject to Further Detailed Assessment:**
    - The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
    - There is uncertainty about the sites availability; and/or
    - There is uncertainty about the sites achievability/viability.
  - **Accepted - Subject to Further Detailed Assessment:**
    - The site is considered currently suitable – subject to further detailed assessment; and
    - The site is considered available; and
    - The site is considered achievable/viable.
- 2.12. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a ‘Call for Sites’; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

## **3. Sustainability Appraisal (SA)**

- 3.1. Stage 2a of the Site Assessment process consisted of the analysis of the performance of sites against the Sustainability Objectives identified within the Sustainability Appraisal Scoping Report. The Sustainability Appraisal and Site Assessment Environmental Report illustrates how these Sustainability Objectives relate to the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations 2004.

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<sup>1</sup> CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- 3.2. The Sustainability Appraisal Scoping Report describes how the Sustainability Objectives have been adapted to allow for the sustainability appraisal of sites. Information on implementation and further adaptations in response to practical issues and comments received during the Local Plan preparation process is given in the Sustainability Appraisal and Site Assessment Environmental Report. The aim throughout was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to suggest mitigation measures to offset any identified significant negative impact.
- 3.3. The Sustainability Appraisal scoring system was adapted for the Stage 2a Sustainability Appraisal to allow for clear comparisons between the sustainability of several sites in the same vicinity. The scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the Sustainability Appraisal of the options and policies. It differed however, in that each criterion is scored from only two options. These options varied between criteria to better reflect the purpose of Sustainability Appraisal.
- 3.4. The identified criteria and scoring system were translated into a matrix, to assess sites. The scoring was then colour coded to assist with interpretation as follows:

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-	
0	
+	

- 2.23 Sites were assessed on a settlement by settlement basis e.g. all sites in Albrighton were assessed against each other. This was felt to be the best way of using the Sustainability Appraisal as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the SLAA were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not available e.g. when a site was promoted after the data had already been exported from the GIS.
- 2.24 Once the Sustainability Appraisal matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.25 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative.
- 2.26 Completed matrices for each settlement are provided within Stage 2a Sustainability Appraisal of this Appendix.

#### **4. Screening of Sites**

- 4.1. Stage 2b of the Site Assessment process involved screening of identified sites. This screen 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.

4.2. Specifically, sites did not proceed to Stage 3 of the site assessment process where:

- **There is uncertainty about whether the site is available for relevant forms of development.** A site is generally considered to be available where they have 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 for residential development where there has been a recent Planning Application for residential or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

Where relevant, a site is considered to be available for employment development where it has been actively promoted for 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 for employment development where there has been a recent Planning Application for employment or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

- **The site is less than a specified site size (unless there is potential for allocation as part of a wider site).** These site sizes are:
  - 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
  - 0.5ha for other Strategic/Principal/Key Centres.
- **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.**

*\*Significant physical constraints:*

- 1. Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*
- 2. The majority of the site contains an identified open space.*
- 3. The site can only be accessed through an identified open space.*
- 4. The topography of the site is such that development could not occur (this has been very cautiously applied).*
- 5. 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).*
- 6. 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).*
- 7. The site is more closely associated with the built form of an alternative settlement*

*\*\*Significant natural environment/heritage constraints:*

- 1. The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction*

*between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.*

*2. The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.*

**Please Note:**

***Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.***

***Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.***

## **5. Detailed Site Review**

5.1. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways\*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3 of the Sustainability Appraisal: Site Assessment process, officers considered best available evidence\*\*, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

*\*The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

*\*\*It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:*

- *The value/significance of any identified assets.*
  - *The relationship between the site and any identified assets.*
  - *Potential impact on any identified assets resulting from development / redevelopment of the site.*
  - *If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; and Green Belt Review.
  - A Habitats Regulations Assessment.
  - Consideration of infrastructure requirements and opportunities.
  - Other strategic considerations\* and professional judgement.



*\*Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered through a Level 2 Strategic Flood Risk Assessment. Only where the Level 2 Strategic Flood Risk Assessment indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

**5.2. This stage of assessment was an iterative process.**

- 5.3. Once initial conclusions are reached within Stage 3 of the Site Assessment process, these were evaluated through Stage 2a of the site assessment process before proposals were finalised.

Ludlow Place Plan Area  
Stage 2a Sustainability Appraisal:  
Site Assessments

# Principal Centre: Ludlow Stage 2a Housing

Criteria	Criteria Description	Scoring Guide	Site Ref: LUD001	Site Ref: LUD004	Site Ref: LUD005	Site Ref: LUD006X	Site Ref: LUD007X	Site Ref: LUD010	Site Ref: LUD012	Site Ref: LUD013	Site Ref: LUD019	Site Ref: LUD022	Site Ref: LUD024	Site Ref: LUD025	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	-	0	-	0	-	-	-	0	-	-	-	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	-	0	0	0	0	0	0	0	0	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	-	-	-	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		-	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	+	-	-	-	+	+	+	+	
	GP surgery		-	-	-	-	-	-	+	-	-	+	+	+	
	Library(permanent or mobile library stop)		-	-	-	+	-	-	+	-	-	+	+	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		+	-	+	+	+	-	+	-	+	+	-	-	
	Outdoor sports facility		+	-	+	+	+	-	+	-	+	+	-	-	
	Amenity green space		-	+	+	+	+	-	+	-	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	-	+	+	+	+	+	+	+		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	-	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	0	0	0		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	-	0	0	-	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	0	+	0	+	+	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	-	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	--	0	0	--	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	0	0	-	0	0	-	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	-	-	-	-	-	-	-	0	-	-	-	
300m of a Listed Building	0		-	-	0	0	-	-	-	0	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)						-							
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0		0			0	0	0				
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			+		+				+	+	+		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			-6	-8	1	-5	0	-13	-4	-11	2	5	0	-3	
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Good	Fair	Good	Poor	Fair	Poor	Good	Good	Good	Fair	
Range is 5 to -15 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -15															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			LUD027	LUD028	LUD031X	LUD032	LUD037	LUD038	LUD039X	LUD040	LUD041	LUD042	LUD043	LUD044
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	0	-	-	-	0	-	-	0	-	-	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	-	0	0	0	0	-	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	-	0	-	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	-	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	-	-	-	-	-	-
	GP surgery		-	-	+	-	-	+	-	-	-	+	-	-
	Library(permanent or mobile library stop)		-	-	+	-	-	+	+	-	-	+	-	-
	Leisure centre		-	-	-	+	-	-	-	-	-	-	+	-
	Children's playground		+	+	+	+	+	+	+	+	+	+	-	+
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		+	-	+	-	-	+	+	+	+	+	-	+
Accessible natural green space (natural/semi-natural green space)	+		-	+	+	-	-	-	-	+	+	-	-	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	+	+	+	+	+	+	-	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	0	0	0	-	0	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	-	0	0	-	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	+	0	0	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	0	-	-	-	-	0	-	-	0
300m of a Listed Building	-		-	-	-	-	-	-	0	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0			0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+					+	+					
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
<b>Overall Score</b>			-7	-7	-3	-4	-7	3	-5	-10	-5	-3	-8	-3
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Fair	Good	Fair	Poor	Fair	Fair	Fair	Fair
Range is 5 to -15 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -15														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			LUD045	LUD046	LUD047	LUD048	LUD049	LUD050	LUD051	LUD052	LUD053	LUD054	LUD055	LUD056
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	0	0	0	0	0	0	--	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	-	-	-	-	0	-	-	0	-	-	0
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	-	0	0	0	-	0	-	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	-	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	-	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-	-	+
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	+	+	-	-	-	-	-	-	-	-
	Children's playground		+	-	-	-	-	+	-	-	-	-	+	+
	Outdoor sports facility		+	+	+	+	+	+	-	-	-	-	-	+
Amenity green space	+		+	-	-	-	-	-	-	-	-	+	+	
Accessible natural green space (natural/semi-natural green space)	-	+	-	-	-	-	-	-	-	-	+	-		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	-	-	-	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	+	+	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	0	0	0	-	0	0	0	-	0
300m of a Listed Building	-		-	-	-	0	0	-	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		-										
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0		0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)											+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			<b>-9</b>	<b>-12</b>	<b>-8</b>	<b>-6</b>	<b>-9</b>	<b>-6</b>	<b>-13</b>	<b>-13</b>	<b>-15</b>	<b>-13</b>	<b>-5</b>	<b>0</b>
Range is 5 to -15 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -15			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>

Criteria	Criteria Description	Scoring Guide	Site Ref: LUD057
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>		
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0
	Ramsar Site		0
	National Nature Reserve		0
	Site of Special Scientific Interest		0
	Ancient Woodland		0
	Wildlife Site		0
Local Nature Reserve	0		
2	<b>Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):</b>		
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0
	1km of a Ramsar Site		0
	500m of a National Nature Reserve		0
	500m of a Site of Special Scientific Interest		0
	500m of Ancient woodland		0
	250m of a Wildlife Site		0
100m of a Local Nature Reserve	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0
4	<b>Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):</b>		
	Children's playground	Yes = minus score (-) No = zero score (0)	0
	Outdoor sports facility		0
	Amenity green space		0
Accessible natural green space (natural/semi-natural green space)	0		
5	<b>Site boundary within 480m <sup>3</sup> of one or more of the following (record all that apply):</b>		
	Primary School	Yes = plus score (+) No = minus score (-)	+
	GP surgery		-
	Library(permanent or mobile library stop)		-
	Leisure centre		-
	Children's playground		+
	Outdoor sports facility		+
Amenity green space	+		
Accessible natural green space (natural/semi-natural green space)	+		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>		
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0
	a Scheduled Monument		0
	a Registered Battlefield		0
	a Registered Park or Garden		0
	a Conservation Area		0
a Listed Building	0		
14	<b>Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):</b>		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0
	300m of a Scheduled Monument		0
	300m of a Registered Battlefield		0
	300m of a Registered Park or Garden		0
	300m of a Conservation Area		0
300m of a Listed Building	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded			
<b>Overall Score</b>			<b>2</b>
Range is 5 to -15    Good is 5 to -1    Fair is -2 to -8    Poor is -9 to -15 <b>Overall Sustainability Conclusion</b>			<b>Good</b>

# Principal Centre: Ludlow Stage 2a Employment



Criteria	Criteria Description	Scoring Guide	Site Ref: LUD001	Site Ref: LUD004	Site Ref: LUD005	Site Ref: LUD006X	Site Ref: LUD007X	Site Ref: LUD010	Site Ref: LUD012	Site Ref: LUD013	Site Ref: LUD019	Site Ref: LUD022	Site Ref: LUD024	Site Ref: LUD025	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	-	0	-	0	-	-	-	0	-	-	-	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	-	0	0	0	0	0	0	0	0	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	-	-	-	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		-	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	+	-	-	-	+	+	+	+	
	GP surgery		-	-	-	-	-	-	-	+	-	-	+	+	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	+	+	+	-	+	-	+	+	+	-	-
	Amenity green space		-	+	+	+	+	-	+	-	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	-	-	+	+	+	+	+	+	+	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	-	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	0	0	0	0	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	-	0	0	-	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	0	+	0	+	+	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	-	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	-	0	0	-	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	0	0	-	0	0	-	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	-	-	-	-	-	-	-	0	-	-	-	
300m of a Listed Building	0		-	-	0	0	-	-	-	0	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)							-						
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				-			-						
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0						0	0				
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)			+		+					+	+	+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
<b>Overall Score</b>			-6	-6	1	-8	0	-12	-7	-9	2	3	0	-1	
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Good	Poor	Good	Poor	Fair	Poor	Good	Good	Good	Good	
Range is 3 to -12 Good is 3 to -2 Fair is -3 to -7 Poor is -8 to -12															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			LUD027	LUD028	LUD031X	LUD032	LUD037	LUD038	LUD039X	LUD040	LUD041	LUD042	LUD043	LUD044
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		-	0	-	-	-	0	-	-	0	-	-	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	-	0	0	0	0	-	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	-	0	-	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	-	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	-	-	-	-	-	-
	GP surgery		-	-	+	-	-	+	-	-	-	+	-	-
	Leisure centre		-	-	-	+	-	-	-	-	-	-	+	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		+	-	+	-	-	+	+	+	+	+	-	+
	Accessible natural green space (natural/semi-natural green space)		+	-	+	+	-	-	-	+	+	-	-	-
	-		-	+	+	+	+	+	+	-	+	+	+	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	+	+	+	+	+	+	-	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	0	0	0	-	0	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	-	0	0	-	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	+	0	0	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	-	0	0	0	-	-	0	-	0	0
a Listed Building	0		0	0	0	0	0	-	0	-	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	0	0	0	-	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	0	-	-	-	-	0	-	-	0
	300m of a Listed Building		-	-	-	-	-	-	0	-	-	-	-	-
	-		-	-	-	-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)			-				-	-		-	-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0		0					0			0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+					+	+					
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			-7	-7	-6	-4	-7	1	-8	-11	-5	-6	-7	-3
<b>Overall Sustainability Conclusion</b>			Fair	Fair	Fair	Fair	Fair	Good	Poor	Poor	Fair	Fair	Fair	Fair
Range is 3 to -12 Good is 3 to -2 Fair is -3 to -7 Poor is -8 to -12														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			LUD045	LUD046	LUD047	LUD048	LUD049	LUD050	LUD051	LUD052	LUD053	LUD054	LUD055	LUD056
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	0	0	0	0	0	0	--	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	-	-	-	-	0	-	-	0	-	-	0
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	-	0	0	0	-	0	-	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	-	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	-	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	-	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-	-	+
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	+	+	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	+	+	-	-	-	-	-	+
	Amenity green space		+	+	-	-	-	-	-	-	-	-	+	+
	Accessible natural green space (natural/semi-natural green space)		-	+	-	-	-	-	-	-	-	-	+	-
	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	-	-	-	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	+	+	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	0	0	0	-	0	0	0	-	0
	300m of a Listed Building		-	-	-	-	0	0	-	-	-	-	-	0
	-		-	-	-	0	0	-	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)		--										
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	-		-									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)				0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)											+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
<b>Overall Score</b>			<b>-10</b>	<b>-11</b>	<b>-7</b>	<b>-4</b>	<b>-7</b>	<b>-6</b>	<b>-11</b>	<b>-11</b>	<b>-13</b>	<b>-11</b>	<b>-5</b>	<b>0</b>
<b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>
Range is 3 to -12 Good is 3 to -2 Fair is -3 to -7 Poor is -8 to -12														

Criteria	Criteria Description	Scoring Guide	Site Ref: LUD057
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>		
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0
	Ramsar Site		0
	National Nature Reserve		0
	Site of Special Scientific Interest		0
	Ancient Woodland		0
	Wildlife Site		0
Local Nature Reserve	0		
2	<b>Site boundary within buffer zone <sup>1</sup> of one or more (record all that apply):</b>		
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0
	1km of a Ramsar Site		0
	500m of a National Nature Reserve		0
	500m of a Site of Special Scientific Interest		0
	500m of Ancient woodland		0
	250m of a Wildlife Site		0
100m of a Local Nature Reserve	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0
4	<b>Site contains one or more (or part) of the following <sup>2</sup> (record all that apply):</b>		
	Children's playground	Yes = minus score (-) No = zero score (0)	0
	Outdoor sports facility		0
	Amenity green space		0
Accessible natural green space (natural/semi-natural green space)	0		
5	<b>Site boundary within 480m <sup>3</sup> of one or more of the following (record all that apply):</b>		
	Primary School	Yes = plus score (+) No = minus score (-)	+
	GP surgery		-
	Leisure centre		-
	Outdoor sports facility		+
	Amenity green space		+
Accessible natural green space (natural/semi-natural green space)	+		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>		
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0
	a Scheduled Monument		0
	a Registered Battlefield		0
	a Registered Park or Garden		0
	a Conservation Area		0
a Listed Building	0		
14	<b>Site boundary within buffer zone <sup>5</sup> of one or more (record all that apply):</b>		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0
	300m of a Scheduled Monument		0
	300m of a Registered Battlefield		0
	300m of a Registered Park or Garden		0
	300m of a Conservation Area		0
	300m of a Listed Building		0
	0		
15	Site is wholly/partly classified as very high landscape sensitivity for <b>employment</b>	Double minus score (-)	
	Site is wholly/partly classified as high landscape sensitivity for <b>employment</b>	Minus score (-)	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for <b>employment</b>	Zero score (0)	
	Site is wholly classified as low landscape sensitivity for <b>employment</b> or is site inside the development boundary	Plus score (+)	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded			
<b>Overall Score</b>			<b>2</b>
Range is 3 to -12 Good is 3 to -2 Fair is -3 to -7 Poor is -8 to -12 <b>Overall Sustainability Conclusion</b>			<b>Good</b>

# Community Hub: Burford

Criteria	Criteria Description	Scoring Guide	Site Ref: BUR001	Site Ref: BUR002	Site Ref: BUR003	Site Ref: BUR004	Site Ref: BUR005	Site Ref: BUR006	Site Ref: BUR007	Site Ref: BUR008	Site Ref: BUR009	Site Ref: SPH001	Site Ref: SPH002	Site Ref: SPH003	
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		-	-	0	-	0	0	-	-	-	-	-	-	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	-	-	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	+	-	-	-	-	-	-	-	-	+
	Outdoor sports facility		-	-	-	+	-	-	-	-	-	-	-	-	+
Amenity green space	-		-	-	-	-	-	-	-	-	-	-	-	+	
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	+	0	0	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	-	-	-	-	-	-	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)				-						-	-	-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0		0	0	0	0					
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+												
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
<b>Overall Score</b>			<b>-11</b>	<b>-13</b>	<b>-11</b>	<b>-6</b>	<b>-11</b>	<b>-11</b>	<b>-12</b>	<b>-12</b>	<b>-12</b>	<b>-12</b>	<b>-12</b>	<b>-4</b>	
Range is -4 to -13 Good is -4 to -7 Fair is -8 to -10 Poor is -11 to -13 <b>Overall Sustainability Conclusion</b>			<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Poor</b>	<b>Good</b>	

# Community Hub: Clee Hill

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			CHK001	CHK002	CHK004X	CHK005
1	<b>Site wholly or partly within one or more of the following (record all that apply):</b>					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
Local Nature Reserve	0		0	0	0	
2	<b>Site boundary within buffer zone<sup>1</sup> of one or more (record all that apply):</b>					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		-	-	0	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		-	-	-	-
100m of a Local Nature Reserve	0		0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0
4	<b>Site contains one or more (or part) of the following<sup>2</sup> (record all that apply):</b>					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	
5	<b>Site boundary within 480m<sup>3</sup> of one or more of the following (record all that apply):</b>					
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-
	GP surgery		-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-
	Leisure centre		-	-	-	-
	Children's playground		+	+	-	-
	Outdoor sports facility		+	+	+	+
Amenity green space	-		-	-	-	
Accessible natural green space (natural/semi-natural green space)	-	-	-	-		
6	Site boundary within 480m <sup>3</sup> of a public transport node with a regular service offered during peak travel times <sup>4</sup> :	Yes = plus score (+) No = minus score (-)	-	-	-	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	<b>Site wholly/partly within/contains any of the following (record all that apply):</b>					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	a Scheduled Monument		0	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
a Listed Building	0		0	0	0	
14	<b>Site boundary within buffer zone<sup>5</sup> of one or more (record all that apply):</b>					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		0	0	-	-
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
300m of a Listed Building	0		0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)				
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	-	-	not assessed	not assessed
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)				
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)				
Please note: where a site falls into more than one category, highest sensitivity category is recorded						
<b>Overall Score</b>			<b>-5</b>	<b>-5</b>	<b>-9</b>	<b>-9</b>
<b>Overall Sustainability Conclusion</b>			<b>-5</b>	<b>-5</b>	<b>-9</b>	<b>-9</b>
(Number of sites is too small to enable robust conclusion on Good/Fair/Poor rating)						



Ludlow Place Plan Area  
Stage 2b Screening of Sites:  
Site Assessments

# Principal Centre: Ludlow

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD001</b>
<b>Site Address:</b>	Elm Lodge, Fishmore, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	5.40
<b>Indicative Capacity (Dwellings):</b>	162
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Suitable Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> 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.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD004</b>
<b>Site Address:</b>	Lower Barns Farm, South of Ludlow
<b>Settlement:</b>	Ludford near Ludlow
<b>Site Size (Ha):</b>	62.72
<b>Indicative Capacity (Dwellings):</b>	1882
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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
<b>Surrounding Character:</b>	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
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> 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.
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	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.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD005</b>
<b>Site Address:</b>	21 New Street, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.06
<b>Indicative Capacity (Dwellings):</b>	5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Large plot containing a single residential dwelling.
<b>Surrounding Character:</b>	Primarily residential. Adjacent similar sized plot contains 9 apartments.
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p> <p>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>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD006X</b>
<b>Site Address:</b>	Sheep Sales Field Linney
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.08
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	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).
<b>Strategic Suitability<sup>3</sup>:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD007X</b>
<b>Site Address:</b>	The Gospel Hall, Clee View
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.10
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Site below size threshold.
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b> 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><b>Size<sup>2</sup>:</b> 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><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD010</b>
<b>Site Address:</b>	Land at west of Overton Road, Ludlow
<b>Settlement:</b>	Ludford near Ludlow
<b>Site Size (Ha):</b>	5.88
<b>Indicative Capacity (Dwellings):</b>	176
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> 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.
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD012</b>
<b>Site Address:</b>	Sheep Sales Field Linney, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.42
<b>Indicative Capacity (Dwellings):</b>	13
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
<b>Size<sup>2</sup>:</b>	<b>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).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD013</b>
<b>Site Address:</b>	Lower Barns Farm adj. B4361, Ludlow
<b>Settlement:</b>	Ludford near Ludlow
<b>Site Size (Ha):</b>	24.10
<b>Indicative Capacity (Dwellings):</b>	723
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>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.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD019</b>
<b>Site Address:</b>	Rocks Green, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	12.90
<b>Indicative Capacity (Dwellings):</b>	387
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD022</b>
<b>Site Address:</b>	Morris Bufton Galdeford, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	1.36
<b>Indicative Capacity (Dwellings):</b>	41
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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..
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD024</b>
<b>Site Address:</b>	Land at Weeping Cross Lane, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.78
<b>Indicative Capacity (Dwellings):</b>	23
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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".
<b>Surrounding Character:</b>	The surrounding area is of a very mixed nature comprising some residential to the south, p[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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>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.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD025</b>
<b>Site Address:</b>	Temeside/Weeping Cross Lane, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	1.40
<b>Indicative Capacity (Dwellings):</b>	42
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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".
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Currently Suitable but Future Potential Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>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.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD027</b>
<b>Site Address:</b>	Land rear of Steventon New Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.55
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	To the north west, south west and south east the site is surrounded by residential development. The railway line comprises the remaining site boundary.
<b>Suitability Information:</b> Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> 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.
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	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.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD028</b>
<b>Site Address:</b>	Land off Fishmore Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	3.86
<b>Indicative Capacity (Dwellings):</b>	116
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>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.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD031X</b>
<b>Site Address:</b>	Land adj. to Castle Meadow The Linney
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.08
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> 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><b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD032</b>
<b>Site Address:</b>	Ludlow Town Football Club, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	2.82
<b>Indicative Capacity (Dwellings):</b>	85
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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)
<b>Surrounding Character:</b>	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
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The majority of the site has been identified as an outdoor sports facility.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD037</b>
<b>Site Address:</b>	Land at Coronation Avenue/ Bromfield Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.59
<b>Indicative Capacity (Dwellings):</b>	18
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD038</b>
<b>Site Address:</b>	Current Hospital Site, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	1.22
<b>Indicative Capacity (Dwellings):</b>	36
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	The site is surrounded predominantly by established residential development and some local retail provision.
<b>Suitability Information:</b> Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>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.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD039X</b>
<i>Site Address:</i>	Linney Wall Garden, Ludlow
<i>Settlement:</i>	Ludlow
<i>Site Size (Ha):</i>	0.09
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	<b>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).</b>
<b>Strategic Suitability<sup>3</sup>:</b>	<b>As the site is less than 0.2ha it has been excluded from the SLAA.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD040</b>
<b>Site Address:</b>	Camp Lane, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.60
<b>Indicative Capacity (Dwellings):</b>	18
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD041</b>
<b>Site Address:</b>	Land to the North of Sheet Road Development Site, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	26.01
<b>Indicative Capacity (Dwellings):</b>	780
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD042</b>
<b>Site Address:</b>	Adj. Linney House, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.58
<b>Indicative Capacity (Dwellings):</b>	17
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A heavily wooded greenfield site located to the west of Ludlow.
<b>Surrounding Character:</b>	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).
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD043</b>
<b>Site Address:</b>	West of Burway Lane, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.58
<b>Indicative Capacity (Dwellings):</b>	17
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD044</b>
<b>Site Address:</b>	Land East of Fishmore Road North of the A49, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	21.24
<b>Indicative Capacity (Dwellings):</b>	637
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information:</b> Residential: (from SLAA)	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD045</b>
<b>Site Address:</b>	Coronation Ave, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	4.18
<b>Indicative Capacity (Dwellings):</b>	126
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD046</b>
<b>Site Address:</b>	North Farm, West of Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.20
<b>Indicative Capacity (Dwellings):</b>	6
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b></p> <p><b>Strategic Suitability<sup>3</sup>:</b></p>
	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).
	The site forms part of a Local Wildlife Site. In isolation, the site is separated from the built form of the settlement.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD047</b>
<b>Site Address:</b>	Land off Burway Lane, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	1.30
<b>Indicative Capacity (Dwellings):</b>	39
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD048</b>
<b>Site Address:</b>	Land adjoining Ludlow Football Stadium, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	6.58
<b>Indicative Capacity (Dwellings):</b>	198
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD049</b>
<b>Site Address:</b>	Site A Land at Burway Farm, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	1.24
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	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). Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD050</b>
<i>Site Address:</i>	Land at Elm Lodge, Ludlow
<i>Settlement:</i>	Ludlow
<i>Site Size (Ha):</i>	0.80
<i>Indicative Capacity (Dwellings):</i>	24
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A haulage yard located to the north of the A49 and Ludlow.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential:</i>	Not Currently Suitable but Future Potential
<i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup>:</i>	Currently Available
<i>Achievability/Viability Information:</i>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD051</b>
<b>Site Address:</b>	Pendeford, Lower Barns Road, Ludford
<b>Settlement:</b>	Ludford near Ludlow
<b>Site Size (Ha):</b>	0.71
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 5%
<b>General Description:</b>	The site consists of a single dwelling and its large curtilage.
<b>Surrounding Character:</b>	Character to the east is predominantly residential. Character to the north is woodland. Character to the east and south is predominantly agricultural.
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Suitable Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> 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.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD052</b>
<b>Site Address:</b>	South of Eco Park, The Sheet, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	4.87
<b>Indicative Capacity (Dwellings):</b>	146
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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).
<b>Suitability Information:</b> Residential: (from SLAA)	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD053</b>
<b>Site Address:</b>	Land north of Ledwyche Court, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	5.79
<b>Indicative Capacity (Dwellings):</b>	174
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field to the east of an existing mixed use allocation and a sub-station.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD054</b>
<b>Site Address:</b>	Land South of Sheet Road, The Sheet, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	3.55
<b>Indicative Capacity (Dwellings):</b>	107
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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).
<b>Surrounding Character:</b>	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).
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Currently Suitable but Future Potential Currently Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>  <b>Size<sup>2</sup>:</b>  <b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD055</b>
<b>Site Address:</b>	Sidney Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.35
<b>Indicative Capacity (Dwellings):</b>	11
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of an area of amenity green space within a primarily residential area of Ludlow.
<b>Surrounding Character:</b>	Surrounding character is predominantly residential.
<b>Suitability Information:</b> Residential: (from SLAA) Employment:	Not Suitable Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<p><b>Availability<sup>1</sup>:</b></p> <p><b>Size<sup>2</sup>:</b> 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><b>Strategic Suitability<sup>3</sup>:</b> The site has been identified as an amenity open space.</p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD056</b>
<b>Site Address:</b>	Former Coach Depot and Land at Fishmore Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	2.10
<b>Indicative Capacity (Dwellings):</b>	63
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	100%
<b>General Description:</b>	A former coach depot and surrounding land.
<b>Surrounding Character:</b>	Surrounding character is predominantly residential.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Assessed
<b>Employment:</b>	Not Assessed
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>LUD057</b>
<b>Site Address:</b>	Western Power Distribution Depot, Riddings Road, Ludlow
<b>Settlement:</b>	Ludlow
<b>Site Size (Ha):</b>	0.45
<b>Indicative Capacity (Dwellings):</b>	14
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	100%
<b>General Description:</b>	A western power distribution depot.
<b>Surrounding Character:</b>	Surrounding character is predominantly residential.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Assessed
<b>Employment:</b>	Not Assessed
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Availability<sup>1</sup>:</b>	
<b>Conclusion: Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Burford



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR001</b>
<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<sup>1</sup>:</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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR002</b>
<i>Site Address:</i>	Land adjacent to Lineage Farm, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	2.04
<i>Indicative Capacity (Dwellings):</i>	61
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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
<i>Surrounding Character:</i>	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.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information<sup>1</sup> :</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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR003</b>
<b>Site Address:</b>	Land adjacent to the Old Forge, Burford
<b>Settlement:</b>	Burford
<b>Site Size (Ha):</b>	0.40
<b>Indicative Capacity (Dwellings):</b>	12
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>: Size<sup>2</sup>: Strategic Suitability<sup>3</sup>:</b>	<b>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).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR004</b>
<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<sup>1</sup> :</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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR005</b>
<b>Site Address:</b>	Land adjacent to Lockyers Farm, Burford
<b>Settlement:</b>	Burford
<b>Site Size (Ha):</b>	0.70
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>: Size<sup>2</sup>: Strategic Suitability<sup>3</sup>:</b>	<b>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).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR006</b>
<i>Site Address:</i>	Land adjacent to the former railway line, Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	1.64
<i>Indicative Capacity (Dwellings):</i>	49
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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
<i>Surrounding Character:</i>	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.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup> :</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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	<b>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).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR007</b>
<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<sup>1</sup> :</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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR008</b>
<b>Site Address:</b>	Land adjacent to Burford Nursery, Burford
<b>Settlement:</b>	Burford
<b>Site Size (Ha):</b>	2.86
<b>Indicative Capacity (Dwellings):</b>	86
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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 .
<b>Surrounding Character:</b>	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.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information <sup>1</sup> :</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>BUR009</b>
<i>Site Address:</i>	Land adjacent to The Rectory, St Mary's Church, west of Burford
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	0.52
<i>Indicative Capacity (Dwellings):</i>	15
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An agricultural field located adjacent to The Rectory, St Mary's Church, west of Burford.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However there are also several rural dwellings, a church and a nursery in proximity.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information<sup>1</sup> :</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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SPH001</b>
<b>Site Address:</b>	Land north of Worcester Road, Burford
<b>Settlement:</b>	Burford
<b>Site Size (Ha):</b>	2.68
<b>Indicative Capacity (Dwellings):</b>	80
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The sites consists of part of an agricultural field, located to the east of Burford.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b> As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	<b>Size<sup>2</sup>:</b>
<b>Strategic Suitability<sup>3</sup>:</b>	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).
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SPH002</b>
<b>Site Address:</b>	Land at Spring Cottage, Worcester Road, Burford
<b>Settlement:</b>	Burford
<b>Site Size (Ha):</b>	0.52
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The sites consists of a small cottage and its garden/hinterland.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. There is a large rural dwelling located to the east of the site.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>: Size<sup>2</sup>: Strategic Suitability<sup>3</sup>:</b>	<b>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).</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>SPH003</b>
<i>Site Address:</i>	Land south of Boraston Bank
<i>Settlement:</i>	Burford
<i>Site Size (Ha):</i>	1.91
<i>Indicative Capacity (Dwellings):</i>	57
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An irregularly shaped agricultural field located to the east of Burford and west of properties at Spurtree. Site boundaries are defined by the road and property curtilages to the north, property curtilages to the east, the road to the west and agricultural field boundaries/woodland to the south.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information<sup>1</sup> :</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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b>
	<b>Strategic Suitability<sup>3</sup>:</b> The site was promoted following the conclusion of the SLAA.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

# Community Hub: Clee Hill

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>CHK001</b>
<b>Site Address:</b>	The Old Chapel, Clee Hill
<b>Settlement:</b>	Clee Hill
<b>Site Size (Ha):</b>	0.26
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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 cattle grid and has a track running along its southern boundary. Also from the cattle grid runs a track to the eastern boundary of the site which gives access to Chapel Farm.
<b>Surrounding Character:</b>	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
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup> :</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>CHK002</b>
<b>Site Address:</b>	Land to north of The Crescent, Clee Hill
<b>Settlement:</b>	Clee Hill
<b>Site Size (Ha):</b>	0.95
<b>Indicative Capacity (Dwellings):</b>	28
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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 cattle grid and has a track running along its southern boundary. Also from the cattle grid runs a track to the western boundary of the site which gives access to Chapel Farm.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>CHK004X</b>
<b>Site Address:</b>	North of Lion Lane
<b>Settlement:</b>	Clee Hill
<b>Site Size (Ha):</b>	0.13
<b>Indicative Capacity (Dwellings):</b>	4
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	Agricultural and rural dwellings.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	<b>Availability<sup>1</sup>:</b>
	<b>Size<sup>2</sup>:</b> As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential 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).
	<b>Strategic Suitability<sup>3</sup>:</b> As the site is less than 0.2ha it has been excluded from the SLAA
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.



**Site Assessment - Stage 2b**

<b>Site Reference:</b>	<b>CHK005</b>
<b>Site Address:</b>	3 The Titrail, South of Clee Hill
<b>Settlement:</b>	Clee Hill
<b>Site Size (Ha):</b>	0.34
<b>Indicative Capacity (Dwellings):</b>	10
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	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.
<b>Surrounding Character:</b>	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.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information<sup>1</sup>:</b>	Currently Available
<b>Achievability/Viability Information:</b>	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.
<b>Conclusion:</b>	
<b>Availability<sup>1</sup>:</b>	
<b>Size<sup>2</sup>:</b>	
<b>Strategic Suitability<sup>3</sup>:</b>	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
<b>Summary:</b>	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

<sup>1, 2 and 3</sup> Further information provided within the Site Assessment Process Overview.

Ludlow Place Plan Area  
Stage 3 Detailed Site Review:  
Site Assessments

# Principal Centre: Ludlow

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD012</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain in open uses</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD019</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	1%
<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-High
<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>	
<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 the development funds the necessary upgrade of the existing A4117 / Duncow Road junction.
<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 a through vehicular route to LUD019 is facilitated to improve local access and enable public transport to more effectively serve the sites in future.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
<i>Ecology Comments Significant Constraints:</i>	Presence of priority habitats may reduce developable area available.
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good



<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD022</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	14%
<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>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	24
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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.
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>Yes</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Existing use to continue subject to suitable alternative proposals</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD039X</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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-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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22
<i>Ecology Comments Significant Constraints:</i>	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.
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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. 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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD041</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<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>	8%
<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-High
<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>	
<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>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	12
<i>Ecology Comments Significant Constraints:</i>	Priority habitat and hedgerows (Env. Network) reduces developable area available.
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD043</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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-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 Burway Lane along the frontage of the site is improved to an appropriate standard.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	11
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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.
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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 Fair sustainability rating due to its distance from the town and the environmental values of the site.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD044</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	7%
<i>Percentage of site in Flood Zone 2:</i>	9%
<i>Percentage of site in Flood Zone 1:</i>	91%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	15%
<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>	16%
<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-High
<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>	
<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 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.
<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 a through vehicular route to LUD019 is facilitated to improve local access and enable public transport to more effectively serve the sites in future.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD045</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	<p>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.</p>

<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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD047</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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-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 Burway Lane along the frontage of the site is improved to an appropriate standard.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	11
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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.
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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 Fair sustainability rating due to its distance from the town and the environmental values of the site.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD048</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	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>	<p>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.</p>

<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 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.
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair



<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD049</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	35%
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	May meet Natural England's IRZ trigger. The eastern boundary forms an Env. Network corridor. This should be buffered. 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>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<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 Poor sustainability rating because proximity to some town services does not mitigate for the environmental values of the site and the noise nuisance from the adjacent A49.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD050</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<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-High
<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>	Fishmore Road
<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. 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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Fair
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<p>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.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<p>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.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD052</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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-High
<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>	
<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>	But assumes site will share access to LUD054 rather than create a further access point in close proximity.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	19
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A49 to east. Potential noise, odour, dusts from site to the north east of proposed development area.
<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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<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 Poor 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>Yes</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Allocate for employment use</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	<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. Development to deliver good contemporary design with appropriate use of layout, height, materials, layout and landscaping. Scheme to provide improvements to the A49 / Sheet Road junction subject to requirements of Highways England and suitable access to site to serve combined needs of saved allocation, LUD052 and adjacent farmstead. Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Site design to allow passage, foraging and habitat for species and improve green infrastructure around the town. Structural planting to screen buildings from distant views and reduce impacts of development on the landscape. Heritage Impact Assessment to consider significance and setting of the historic town (west) and the scheduled Caynham Camp (east). Relevant supporting studies should be undertaken particularly traffic and transport assessments, heritage impact, ecology to take account of adjacent SSSI, tree and hedgerow surveys to protect existing boundary treatment, to screen the site and conserve and enhance the Green Infrastructure around the town, to manage flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited service provision in the development should be considered to serve the employment uses.</p>

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD053</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	10%
<i>Percentage of site in Flood Zone 2:</i>	12%
<i>Percentage of site in Flood Zone 1:</i>	88%
<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>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<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>	13%
<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-High
<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>	
<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>	N. Squirrel Lane is very narrow and not suitable for the traffic associated with 174 homes and improvements would require third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	14
<i>Ecology Comments Significant Constraints:</i>	LWS/EN must be protected and appropriately buffered, reducing developable area possible.
<i>Ecology Comments Other Constraints:</i>	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>	
<i>Public Protection Comments Other Constraints:</i>	Noise from substation possible.
<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>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as countryside</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD054</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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-High
<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>	
<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>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A49 to east. Potential noise, odour, dusts from site to the north east of proposed development area.
<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. If employment land in SLAA to the south and east other impacts may require mitigation.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Poor
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>Yes</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Already allocated for employment use in adopted Local Plan</b></p>
<b>Reasoning</b>	<p>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.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	



**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD056</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	No
<i>Percentage of the site within 20m of an historic flood event:</i>	No
<i>Percentage of the site within 20m of a detailed river network:</i>	No
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<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>	Fishmore Road
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present, these areas should not be developed.
<i>Ecology Comments Other Constraints:</i>	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>	
<i>Public Protection Comments Other Constraints:</i>	Con land likely from past land use. Road noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	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.
<i>Public Protection Comments Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good

<b>Strategic Considerations:</b>	<p>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 has 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.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>Yes</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Allocate for housing use</b></p>
<b>Reasoning</b>	<p>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.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">74</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Located on Fishmore Road as an arterial route through town, the boundary treatment, separation, layout, orientation, sound attenuation of dwellings should enhance amenity of residents. External lighting to avoid adverse impacts on amenity and biodiversity. Safe highway access to be provided from Fishmore Road. Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Open land to protect former quarry restoration and allow foraging / passage of species and use of habitat on site. Heritage impact assessment to respect archaeological interest as former site of Fishmore Brick and Pipe Works. Potential site contamination to be investigated and remediated as necessary. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk may be managed on part of the remaining land to ensure flood and water management measures do not displace water elsewhere. Development proposed by 14/02846/OUT (19 dwellings) with 16/03096/OUT and partly approved in detail by 19/02060/REM (71 dwellings) and this allocation supports the delivery of this whole site to meet the housing needs of Ludlow.</p>

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>LUD057</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	No
<i>Percentage of the site within 20m of an historic flood event:</i>	No
<i>Percentage of the site within 20m of a detailed river network:</i>	No
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<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>	Riddings Road
<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>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	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>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land due to site use.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would bring potential betterments to residents surrounding the site in terms of noise character.
<b>Conclusion - Stage 2a Sustainability Appraisal (Residential):</b>	Good
<b>Conclusion - Stage 2a Sustainability Appraisal (Employment):</b>	Good

<b>Strategic Considerations:</b>	<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 has 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>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>Yes</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Allocate for housing use</b></p>
<b>Reasoning</b>	<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>
<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">10</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>This brownfield site is occupied by Western Power Distribution which is an inappropriate use in this residential area. Site is allocated to establish the commitment to the residential redevelopment of this brownfield site. The site has been marketed for housing which is an appropriate use for the site. Redevelopment will deliver around 10 dwellings with layout, orientation and design to avoid adverse impacts on the existing residential amenity in this densely developed neighbourhood. Relocation of the depot and conversion to residential should reduce noise and disturbance and improve residential amenity. Existing junction to provide safe highway access with provision of footway/cycling provision on removal of security infrastructure and with provision of parking within the site. Ground conditions from previous use to be investigated and remediated as necessary. Landscaping and open space to retain and buffer established trees, allow passage, foraging and habitat for species and improve green infrastructure in locality.</p>

# Community Hub: Burford

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>BUR001</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<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>	23%
<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>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<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>	A456
<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. Existing 30 (and 40) speed limits to be extended and any necessary traffic calming. Footway needed at site frontage.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. New length of footway along north of A456 past the Aspire Centre and to link with existing footway.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	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.
<i>Ecology Comments 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 Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat See accompanying document
<i>Heritage Comments Significant Constraints:</i>	N/A



<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<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 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</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 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</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>	Noise and potential odours from commercial on adjacent plots of land
<i>Public Protection Comments</i> <i>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</i> <i>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.
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor

<b>Strategic Considerations:</b>	<p>Greenfield site within west of town that adjoins the commercial uses of Lower Teme Business Park (Class B1(c) &amp; B8), Aspire Centre (Class B1(a) &amp; B1(c)) and Kerry Foods (Class B2). Site has limited landscape and visual sensitivity but a severe surface water flood risk in east and south-east quadrant. Site does not raise any particular issues for historic environment. Proximity to existing commercial operations indicates residential use might conflict with future operation or expansion of adjacent commercial uses. In turn, commercial uses (especially Kerry Foods Class B processing factory) have potential for noise and odour impacts on residential development possibly addressed by layout, design, landscaping and attenuation solutions. Site is open with tree cover to north boundary along former rail line and southern road frontage providing potential habitat for local biodiversity and contributing to character of site. Ecological and Arboricultural Assessments are required with appropriate conservation and mitigation / enhancement measures including retaining tree cover. A456 site frontage requires a new highway junction on western end and solution to surface water flooding on A456 through appropriate highway drainage. Footway should be extended along A456 frontage and 30mph speed restriction re-positioned to west of site with traffic calming measures around the signage. Site has a lower sustainability rating due to distance to Burford services and additional services across the River Teme in Tenbury Wells.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>Yes - sustain proposed affordable housing use</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Allocate site for affordable residential development</b></p>
<b>Reasoning</b>	<p style="text-align: center;">         Deliver range and choice of sites in Community Hub with broadest service provision.          Comprises a long standing gap site in A456 frontage in west of town.          Development potential influenced by adjacent industrial and commercial uses.          Site has the potential to meet local needs for affordable housing.       </p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p style="text-align: center;">35 dwellings</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Site proposed for affordable housing with dwelling types and sizes to reflect local housing needs. Located in industrial / commercial area where landscaping, open space and design of dwellings should enhance amenity of residents with possible sound attenuation and ventilation measures. Landscaping to retain trees along A456 (south) and disused rail line (north), to allow foraging / passage of species and use of habitat on site margins. External lighting should avoid adverse impacts on amenity and biodiversity. Eastern area at risk of surface water flooding to remain free of development with adequate drainage. The design, layout and landscaping of the development should recognise the significance and setting of the heritage assets situated close to the site. An assessment will be required of the archaeological potential of the site situated between the former Turnpike route along the A456 and the now disused route of the Tenbury - Bewdley rail line. Highway access from A456 to avoid conflict with BUR002 to south and be located on western end of frontage with footway along boundary and highway drainage to mitigate surface water flooding on A456. 30mph speed restriction to be relocated west of site junction with traffic calming measures for highway safety. Footway provision along the site frontage will provide an important link from the site into the centre of Burford and the Teme Bridge link to services in Tenbury. Development proposed by 19/02315/FUL with resolution to grant permission and allocation will support delivery of affordable housing.</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>BUR002</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	A456
<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 development will fund review and extension of existing speed limit with appropriate traffic calming and a suitable estate road for potentially 61 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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</i> <i>Other Constraints:</i>	Potential impact on setting of Scheduled Monument of Castle Tump, a motte castle and causeway, 150m west of Teme Bridge (NHLE ref. 1008392). Western end of site falls within presumed extent of the shrunken medieval settlement of Burford (HER PRN 01974) and may therefore have archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM; 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>	Mature established and possibly important hedgerows define the west and north boundaries. 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</i> <i>Management of Constraints:</i>	Retention of existing hedgerows. Landscape buffers between new development and boundary hedgerows. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features rather than compromising them.
<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 trees and hedgerows. The site is large enough to incorporate meaningful long-term structural planting through sustainable design and landscape provision.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential noise source from nursery and Teme Business park to west and north resulting from vehicular movements. Road noise from A456 requires assessment and possible orientation of buildings to ensure internal standards are met without windows closed.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor

<p><b>Strategic Considerations:</b></p>	<p>Greenfield site within west of town that adjoins A456 with existing and proposed residential uses to east and west. Site is opposite commercial uses of Lower Teme Business Park (Class B1(c) &amp; B8), Aspire Centre (Class B1(a) &amp; B1(c)) and Kerry Foods (Class B2) but separated by A456. Site has limited landscape and visual sensitivity with no flood risk but potential longer term sensitivity in south-east quadrant to climate change impacts on Flood Zone 3 to River Teme. Site has no direct impacts on historic environment but sensitivity to distant assets at Turnpike Cottage (west), River Teme Bridge (east) and Castle Tump (south-east) and potential archaeology of medieval settlement of Burford. A456 and commercial uses opposite create sensitivity to noise and emissions on residential use possibly addressed by layout, design, landscaping and attenuation solutions. Site is open with significant hedgerows to north and west boundaries and potential to buffer and strengthen these features possibly with structural landscaping to contribute to local biodiversity and character of site. Ecological and Arboricultural Assessments are required with appropriate conservation and mitigation / enhancement measures including protection of hedgerows and trees. A456 frontage may provide direct access without off site works except for appropriate and suitably located highway junction, highway drainage and re-positioning of 30mph speed restriction with traffic calming measures. BUR002 has a Poor Sustainability Rating due to the distance to services in Briford and the additional services located across the River Teme in Tenbury Wells.</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p><b>No</b></p>
<p><b>Potential for Allocation?</b></p>	<p><b>Yes</b></p>
<p><b>Recommendation</b></p>	<p><b>Allocate for residential development</b></p>
<p><b>Reasoning</b></p>	<p>Deliver range and choice of sites in Community Hub with broadest service provision.  Site is open land but adjoins existing and proposed residential uses to west and east.  Site has extensive A456 frontage with potential for good highway accessibility.  Site has only limited flood risk in a settlement affected by flooding from River Teme (south) and surface water runoff from Clee Hills (north).</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>40 dwellings</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs. Located on A456 in industrial / commercial area, landscaping and design of dwellings should enhance amenity of residents with possible sound attenuation and ventilation measures. Landscaping and open space to protect trees and hedgerows (west and north), allow foraging / passage of species and use of habitat on site margins. Possible long-term risk from River Teme floodplain requires a reduced site capacity of 40 dwellings. Flood storage improvements including open space on south-east quadrant possibly extending beyond the site boundary with an infiltration basin or other flood storage measures along the southern boundary will help to manage the drainage of the site. The provision of Green Infrastructure and management of surface drainage should achieve a standard that recognises the proximity of the site to the River Teme SSSI. The development should link into the surrounding footpath network particularly the right of way eastwards from the proposed open space into the centre of Burford and the Teme Bridge link to services in Tenbury. The design, layout and landscaping of the development should recognise the significance and setting of the heritage assets situated close to the site. An assessment will be required of the archaeological potential of the site situated close to Turnpike Cottage and the former Turnpike route along the A456. Access from A456 requires new junction but has benefit of existing footway with potential improvements. Access junction should seek to conserve the hedgerow boundary, provide compensatory planting and avoid conflict with BUR001 to north. Highway drainage should help mitigate surface water flooding to A456. 30mph speed restriction to be relocated west of site junction with traffic calming measures for highway safety.</p>

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>BUR004</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	15%
<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>	2%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and 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>	A456
<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 development will fund review and extension of existing speed limit with appropriate traffic calming and a suitable estate road access for potentially 202 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May hit NE's IRZ trigger.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The tree line to the north should be appropriately 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. 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</i> <i>Other Constraints:</i>	Site crossed by former line of the Tenbury & Bewdley Railway (HER PRN 08455). No other known archaeological interest but large size of site suggests it may otherwise have 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>	The northern boundary to the site is defined by woodland along the line of the old railway, layout would need to leave a significant buffer between this key landscape feature and habitat corridor in accordance with MD2 & MD12. The Teme valley is an iconic landscape and new development should integrate rather than conflict with that.
<i>Tree Comments</i> <i>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</i> <i>Opportunities:</i>	Integrate the development into the broader landscape through the sustainable use of existing mature landscape features (Hedgerows) and through the use 20% canopy cover policy to extend sustainable tree and woodland cover at the site especially at road side.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential contaminated land in the north (historic landfill and railway line). Possible noise from road to the south.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Remediation likely to be available for contaminated land. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good

<p><b>Strategic Considerations:</b></p>	<p>Greenfield site on east edge of town adjoining A456 with existing residential use on Boraston Drive. Open aspect of partially elevated site has landscape and visual sensitivity in north and north-west of site. Potential location for open space and landscaping with structural tree planting to integrate into valley of River Teme SSSI and to reduce impact on visual receptors on A456. No flood risk from River Teme but site accommodates culverted watercourse on eastern boundary causing significant surface water flooding over culvert. Development of site could allow de-culverting of watercourse with SUDS scheme to improve drainage through town from Clee Hills (north) to River Teme (south). Ecological and Arboricultural Assessments required with appropriate conservation and mitigation / enhancement measures including protection of woodland on former Tenbury-Bewdley rail line to north. Site has no direct impacts on historic environment but size and history of site with former rail line requires Heritage Impact Assessment and archaeological appraisal with appropriate conservation and enhancement measures to buffer the rail line and its important woodland feature. Historic route of rail line and historic landfill site raises prospect of possible ground contamination in north. Site is open and requires improvements to strengthen existing natural features and contribute to local biodiversity and character of site. A456 frontage offers direct highway access with footway without off site works except for appropriate and suitably located highway junction, drainage and re-positioning of 30mph speed restriction with traffic calming measures. Site boundary with Boraston Drive offers opportunity for secondary highway access linking to local road network through town. BUR004 has a Good Sustainability Rating due to the shorter distance of some key services located in the east of Burford and the relatively shorter distance to the additional services across the River Teme in Tenbury Wells that are accessed across the Teme Bridge located in the east of Burford.</p>
<p><b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Known Infrastructure Opportunities:</b></p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p><b>Potential for Windfall?</b></p>	<p><b>No</b></p>
<p><b>Potential for Allocation?</b></p>	<p><b>Yes</b></p>
<p><b>Recommendation</b></p>	<p><b>Allocate for residential development</b></p>
<p><b>Reasoning</b></p>	<p>Deliver range and choice of sites in Community Hub with broadest service provision.  Site is open land on edge of town but adjoins existing residential to west.  Highly marketable site with prospects of good design solution to improve open urban aspect on east of town and to target local and sub-regional housing demand.  Site has extensive A456 frontage offering good highway accessibility and possible secondary connection to existing road network through town  Site has some flood risk but offers potential to improve drainage from Clee Hills (north) through settlement to link to River Teme (south).</p>
<p><b>If proposed for Allocation, Potential Capacity:</b></p>	<p>100 dwellings</p>
<p><b>If proposed for Allocation Design Requirements:</b></p>	<p>Site proposed for broad range of housing uses with potential for self-build, family housing, age specific / special needs housing and affordable provision. Large open site with reduced capacity (100 dwellings) will accommodate this broad range of housing within a masterplan to address material considerations including landscape quality, habitat protection, biodiversity, trees and hedgerows, heritage and archaeology, surface water drainage, highway accessibility, green infrastructure, open space (with equipped play provision) in a high specification development on this prominent site on the eastern edge of town. Masterplan will indicate preferred location for open space within green infrastructure to the north-west to create recreational / parkland with structural planting linking to Tenbury - Bewdley rail line, protecting significant habitat and mitigating any biodiversity impacts subject to detailed ecological and arboricultural assessments. Development should respect surrounding heritage and the archaeological potential of the site particularly the historic route of the Tenbury – Bewdley Railway across the northern boundary of the site. Green infrastructure to the north-west and south-east of the site will improve the open character of this large prominent site. These open areas will reduce impacts on views from A456 and surrounding landscape by softening the existing urban aspect along the eastern edge of town and to integrate the development into the valley of the River Teme. Open space to the north west will contain an area of potential ground contamination (north-west), provide amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor. Open space to the south and east will accommodate the SuDs, de-culverted watercourse and land for surface water flood storage capacity, to hold and manage the discharge of surface water and protect the River Teme as an SSSI. This area will also provide value as amenity land and landscaping to the site frontage on A456. Site specific flood risk assessment to inform green infrastructure to the south and east to de-culvert the existing watercourse and provide SuDs to manage and improve drainage through the site from the Clee Hills (north) to River Teme SSSI (south) subject to further hydraulic assessment. A456 will provide direct highway access with appropriate and suitably located junction and secondary access to Boraston Drive. Site will benefit from existing footway along A458 and Boraston Drive with improvements, highway drainage and re-positioning of 30mph speed restriction to the east, with traffic calming measures. Capacity of utilities for this larger development should be assessed and any infrastructure constraints to the delivery of the development should be addressed as part of the development including the servicing of the proposed site for self-build plots.</p>



<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>BUR008</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	A456
<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 development will fund review and extension of existing speed limit with appropriate traffic calming and a suitable estate road access for potentially 85 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May hit NE's IRZ trigger.
<i>Ecology Comments Other Constraints:</i>	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.
<i>Ecology Comments Management of Constraints:</i>	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.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	

<i>Heritage Comments Other Constraints:</i>	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).
<i>Heritage Comments Management of Constraints:</i>	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>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Poor

<b>Strategic Considerations:</b>	<p>Greenfield site on west edge of town adjoining A456 with existing residential use to north and east. The site has limited landscape sensitivity due to its horticultural use as part of a nursery operation but some visual sensitivity due to distant views from Clee Hills (north). Site has no flood risks from water courses or surface water issues but potential longer term sensitivity to climate change impacts on Flood Zone 3 to River Teme. Proximity to existing commercial operations to north may have potential for noise and odour impacts on residential development although these may be addressed by layout, design and attenuation solutions. Heritage Impact Assessment required to assess impact on the Grade II listed Turnpike Cottage on the north boundary and archaeological significance of possible medieval settlement and field systems and to A456 as a former Turnpike Road. Ecological and Arboricultural Assessments required with appropriate conservation, mitigation and enhancement including protection and improvement of trees and hedgerows within and around the site. Site has extensive A456 frontage with existing footway offering potential for new highway access but is located some distance from 30mph speed restrictions. Site has Poor Sustainability Rating due to considerable distance from the town and the additional services located across the River Teme in Tenbury Wells.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Potential for Allocation?</b>	<p style="text-align: center;"><b>No</b></p>
<b>Recommendation</b>	<p style="text-align: center;"><b>Remain as Countryside</b></p>
<b>Reasoning</b>	
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>SPH003</b>
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	31%
<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>	15%
<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>	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>	A456 (via Boraston Lane / Drive)
<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 development will fund review and extension of existing speed limit with appropriate traffic calming and a suitable estate road access
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Existing footways are extended along Boraston Lane to the site entrance.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Protection of the Env. Network, watercourse, hedgerows and trees will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	The eastern boundary (hedgerow and watercourse) forms an Env. Network corridor. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds. Hedgerows, trees and watercourse will need to be 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>	

<i>Heritage Comments</i> <i>Other Constraints:</i>	Site crossed by former line of the Leominster and Stourport Canal (HER PRN 03413) and may therefore have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Known area of contaminated land to west and railway or similar suggests contaminated land investigation may be necessary for site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	Good

<b>Strategic Considerations:</b>	<p>Greenfield site on north-east edge of town extending from BUR004 adjoining existing residential use on Boraston Drive. Open aspect of elevated site has significant landscape and visual sensitivity requiring significant landscaping with structural tree planting to integrate into valley of River Teme SSSI and to reduce impact on visual receptors on Boraston Drive and A456. No flood risk from River Teme but site has significant surface water flooding from Clee Hills (north). Ecological and Arboricultural Assessments required with appropriate conservation and mitigation / enhancement measures including protection of former Tenbury-Bewdley rail line where there is potential for ground contamination. Site has no direct impacts on historic environment but requires Heritage Impact Assessment and archaeological appraisal with appropriate conservation and enhancement measures to former Leominster-Stourport Canal. Site is open and requires improvements to strengthen existing natural features and contribute to local biodiversity and character of site. Boraston Drive served from A456 offers direct highway access but footway requires extending from Boraston Drive and highway drainage. SPH003 has a Good Sustainability Rating due to the shorter distance of some key services located in the east of Burford and the relatively shorter distance to the additional services across the River Teme in Tenbury Wells that are accessed across the Teme Bridge located in the east of Burford.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	
<b>Known Infrastructure Opportunities:</b>	
<b>Potential for Windfall?</b>	<b>No</b>
<b>Potential for Allocation?</b>	<b>No</b>
<b>Recommendation</b>	<b>Remain as Countryside</b>
<b>Reasoning</b>	
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

# Community Hub: Clee Hill

<b>Site Assessment - Stage 3</b>	
<b>Site Reference:</b>	<b>CHK002</b>
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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.
<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 See accompanying document
<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. Possible noise and odour and dust from surrounding commercial including farm and public house.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Mitigation likely to be available. Mitigation from existing commercial activity possible.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Conclusion - Stage 2a Sustainability Appraisal:</b>	-5
<b>Strategic Considerations:</b>	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.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	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.
<b>Known Infrastructure Opportunities:</b>	Potential to increase connectivity of Environmental Network and for creation of Priority Habitat.
<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	<b>Allocate for housing use</b>
<b>Reasoning</b>	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.
<b>If proposed for Allocation, Potential Capacity:</b>	20
<b>If proposed for Allocation Design Requirements:</b>	<p>Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Boundary treatment, layout with separation distance, orientation, sound attenuation of dwellings should enhance amenity of residents to potential noise, odour and dust from adjacent commercial uses.</p> <p>An appropriate access will be established into the site from The Crescent which may involve the removal of the cattle grid currently in place.</p> <p>Landscaping and open space to protect trees with buffering and additional structural planting to screen the site. Green infrastructure to restore priority habitats on site with open land to allow foraging / passage of species and use of habitat.</p> <p>Heritage impact assessment to respect archaeological interest as former site of coal and ironstone workings. Potential site contamination to be investigated and remediated as necessary.</p> <p>Relevant supporting studies to be undertaken particularly landscape assessment to protect the Area of Outstanding Natural Beauty, transport assessments, ecology to protect local wildlife sites, tree and hedgerow surveys, flood risk and drainage. Recommendations of the studies to be clearly reflected in the development scheme.</p>