

**Site Assessments:
Cleobury Mortimer Place Plan
Area**

Published November 2018

Site Assessments for Cleobury Mortimer:

Cleobury Mortimer has been identified as a Key Centre within the Local Plan Review.

Stage 1: Site Assessment

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

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

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

Stage 2: Site Assessment

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

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

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

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

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

*Significant physical constraints:

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

**Significant environmental/heritage constraints:

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

Stage 3: Site Assessment

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

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

Stage 2 Site Assessments:

Site Assessment - Stage 2

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|---|--|
| Site Reference: | CMO002 |
| Site Address: | Curdale Farm, Ludlow Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 8.73 |
| Indicative Capacity (Dwellings): | 262 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Large site to the west side of Cleobury Mortimer's development boundary, encompassing the existing Curdale Farmyard and associated field. A slightly undulating site with a pool to the south side, this site runs along Ludlow Road at its northern border. |
| Surrounding Character: | Residential areas of Cleobury Mortimer are immediately east of the site, and is otherwise surrounded by agriculture on all other sides. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Availability Unknown |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process. |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|--|
| Site Reference: | CMO003 |
| Site Address: | Land off Ludlow Road (A4117), Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 7.24 |
| Indicative Capacity (Dwellings): | 217 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Large site to the west of the built form of Cleobury Mortimer. The site is fairly large and flat, and is surrounded by agricultural fields, and is adjacent to Ludlow Road (to the south). |
| Surrounding Character: | Agricultural use surrounds 3 sides of the site with Ludlow Road to the south and a cemetery to the east. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|---|
| Site Reference: | CMO004 |
| Site Address: | Land to the north of Station Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 4.01 |
| Indicative Capacity (Dwellings): | 120 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Large agricultural site to the east side of the town. Fairly steep sided site with lots of large trees, immediately south of the River Rea. |
| Surrounding Character: | Station Road wraps around the site to the east and south sides, with residential to the south-east. The River Rea runs along the northern boundary with agricultural fields on the other side. Plant nursery to east of the site. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|--|
| Site Reference: | CMO005 |
| Site Address: | North East of Catherton Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 3.91 |
| Indicative Capacity (Dwellings): | 117 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Large site located to the north east of the town's built form. The site is slightly undulating with Catherton Road wrapped around its western edge. Very little on site with no tree or overhead infrastructure. |
| Surrounding Character: | Site is adjacent Catherton Road and agricultural fields to the west and north. To the south are the residential curtilages within the development boundary and sports pitches from the nearby school are to the east. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|---|
| Site Reference: | CMO006 |
| Site Address: | Land to the east of Fryers Close, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 0.55 |
| Indicative Capacity (Dwellings): | 17 |
| Type of Site: | Brownfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site consists of an area in industrial use and a residential dwelling and its curtilage, off Ludlow Road in the centre of Cleobury Mortimer. An existing permission is extant on the site for a 58 bedroom residential care home. |
| Surrounding Character: | The site is mostly surrounded by residential development, however there is also a medical centre and sports pitches in proximity. |
| Suitability Information: (from SLAA) | Currently Suitable |
| Availability Information*: | Availability Unknown |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process. |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|--|
| Site Reference: | CMO009 |
| Site Address: | Land West of Catherton Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 3.25 |
| Indicative Capacity (Dwellings): | 97 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site located north east of Cleobury Mortimer, just outside of the development boundary to the west of Catherton Road. The site is an open field in agricultural use. The site slopes upwards at its eastern boundary. |
| Surrounding Character: | The site is surrounded on three sides by agricultural use, with residential (and a cemetery) to the south. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

| | |
|---|---|
| Site Reference: | CMO017 |
| Site Address: | Rear of Manor House, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 0.35 |
| Indicative Capacity (Dwellings): | 10 |
| Type of Site: | Brownfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Land to the rear of Manor House Nursing Home. The site is currently garden land and cannot be accessed from the nearby roads or pathways. |
| Surrounding Character: | Manor House Nursing Home is directly north of the site, with residential dwellings surrounding the site. There are several retail outlets north of the site, as well as a bank and public house. The site is set off slightly from the main High Street which runs through the town, with the nearest road being Tenbury Road to the west, and Eagle Lane to the south. |
| Suitability Information: (from SLAA) | Not Suitable |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | Size: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for 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). |
| Strategic Suitability**: | The site appears to be landlocked, without a road frontage. |
| Summary: | Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

Site Assessment - Stage 2

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|---|--|
| Site Reference: | CMO018 |
| Site Address: | Land South of Tenbury Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 1.33 |
| Indicative Capacity (Dwellings): | 40 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Area of land encircling an existing employment area and an employment allocation (part developed). The site consists of part of two agricultural fields. |
| Surrounding Character: | Encircled within the site is an employment area. To the south of the site character is predominantly agricultural. To the north of the site character is mixed housing/agricultural. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Availability Unknown |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process. |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

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|---|--|
| Site Reference: | CMO019 |
| Site Address: | Land to the South of Lion Lane, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 1.78 |
| Indicative Capacity (Dwellings): | 53 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site consists of parts of three agricultural fields located to the south of Cleobury Mortimer. |
| Surrounding Character: | The character to the south, east and west is predominantly agricultural. The character to the north is predominantly residential. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Site Assessment - Stage 2

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|---|--|
| Site Reference: | CMO020 |
| Site Address: | Land off Tenbury Road, Cleobury Mortimer |
| Settlement: | Cleobury Mortimer |
| Site Size (Ha): | 11.75 |
| Indicative Capacity (Dwellings): | 353 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site consists of a series of agricultural fields located to the south west of Cleobury Mortimer. |
| Surrounding Character: | Character to the south and west is predominantly agricultural. Character to the north consists of a mix of residential and agricultural. Character to the east is a mix of residential and commercial. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| Availability Information*: | Currently Available |
| Achievability/Viability Information: | Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review. |
| Availability*: | |
| Conclusion: | |
| Size: | |
| Strategic Suitability**: | |
| Summary: | Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability. |

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

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

Stage 3 Site Assessments:

Site Assessment - Stage 3

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| Site Reference: | CMO003 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 0% |
| <i>Percentage of site in Flood Zone 2:</i> | 0% |
| <i>Percentage of site in Flood Zone 1:</i> | 100% |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i> | 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> | 5% |
| <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 |
| <i>Visual Impact Considerations: (from the LVSS)</i> | Medium |

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| <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> | 0 |
| <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. Within existing 40 mph speed limit but this may need to be extended. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | Y |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | 0 |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 17 |
| <i>Ecology Comments Significant Constraints:</i> | None. |
| <i>Ecology Comments Other Constraints:</i> | EclA required. Surveys for GCN (ponds within 500m), Badgers , Bats, nesting birds. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. |
| <i>Ecology Comments Opportunities:</i> | Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems. |
| <i>Heritage Comments Significant Constraints:</i> | 0 |
| <i>Heritage Comments Other Constraints:</i> | No known archaeological interest but site is of a larger size, so may have some archaeological potential |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA +?field evaluation). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | 0 |
| <i>Tree Comments Other Constraints:</i> | trees and hedges to parts of site boundaries |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | A suitable high quality planting scheme could enhance tree / hedge cover at the location. Use 20% canopy cover policy to plant woodland adjacent existing trees and hedges |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | Noise from road to south. |
| <i>Public Protection Comments Management of Constraints:</i> | Primarily set back from the road due to emerging health data around living in close proximity to main roads. In addition noise mitigation including glazing, ventilation, layout and orientation of buildings and boundary treatment. |
| <i>Public Protection Comments Opportunities:</i> | 0 |

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| <i>Sustainability Appraisal Conclusion:</i> | Fair |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |

Site Assessment - Stage 3

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| Site Reference: | CMO004 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 3% |
| <i>Percentage of site in Flood Zone 2:</i> | 10% |
| <i>Percentage of site in Flood Zone 1:</i> | 90% |
| <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> | 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> | 9% |
| <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 |

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|---|---|
| <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> | 0 |
| <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. The site frontage is all within a 40 mph section of speed limit which will need to be reduced to 30 mph. Access will need to take account of Mill Pool Place. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | Y |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | 0 |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 20 |
| <i>Ecology Comments Significant Constraints:</i> | Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice. Lies within the flood plain. |
| <i>Ecology Comments Other Constraints:</i> | EclA required. Surveys for Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles, otters, water voles, Crayfish. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present (looks likely), mitigation land will need to be provided. River would require buffering from development. As this site lies within a major river corridor of the Env. Network, the area for development would depend on surveys but will be greatly reduced, perhaps a small amount of development close to existing housing, away from the river. CS17 Environmental Networks applies. |
| <i>Ecology Comments Opportunities:</i> | Secure large area of the site beside the river as semi-natural open space with public access. |
| <i>Heritage Comments Significant Constraints:</i> | 0 |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on setting of Castle Toot scheduled monument (NHLE ref. 1012868). Possible windmill site (HER PRN 15795) and archaeological earthworks on site, and it therefore holds archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA, field evaluation + setting assessment). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | Relatively small scale field pattern would effectively be destroyed if whole site is developed. |
| <i>Tree Comments Other Constraints:</i> | Belts of mature trees and hedges around and within site. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Suitable development stand-off required from mature trees, consider shading issues where trees to the south / west of dwellings. |
| <i>Tree Comments Opportunities:</i> | New planting to thicken band of trees along streamside? to northern site boundary. Use 20% canopy cover policy to plant woodland adjacent existing groups of trees and hedges. |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | Noise from road to the south. |
| <i>Public Protection Comments Management of Constraints:</i> | Primarily set back from the road due to emerging health data around living in close proximity to main roads. In addition noise mitigation including glazing, ventilation, layout and orientation of buildings and boundary treatment. |
| <i>Public Protection Comments Opportunities:</i> | 0 |

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| <i>Sustainability Appraisal Conclusion:</i> | Fair |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |

Site Assessment - Stage 3

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| Site Reference: | CMO005 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 0% |
| <i>Percentage of site in Flood Zone 2:</i> | 0% |
| <i>Percentage of site in Flood Zone 1:</i> | 100% |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i> | 2% |
| <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> | 5% |
| <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> | 12% |
| <i>All or part of the site within a Source Protection Zone:</i> | No |
| <i>Landscape Considerations: (from the LVSS)</i> | Medium and High |
| <i>Visual Impact Considerations: (from the LVSS)</i> | Medium and High |

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| <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> | 0 |
| <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. Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | Y |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | Cumulative impact of CMO005 and CMO009 (213 houses total) on the Catherton Road / A4117 signal controlled junction will need to be examined. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 15 |
| <i>Ecology Comments Significant Constraints:</i> | None. |
| <i>Ecology Comments Other Constraints:</i> | EclA required. Surveys for GCN (ponds within 500m)Badgers, Bats, nesting birds. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. |
| <i>Ecology Comments Opportunities:</i> | Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems. |
| <i>Heritage Comments Significant Constraints:</i> | 0 |
| <i>Heritage Comments Other Constraints:</i> | No known archaeological interest but site is of a moderate size, so may have some archaeological potential |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA +?field evaluation). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | 0 |
| <i>Tree Comments Other Constraints:</i> | trees and hedges to site boundaries |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | A suitable high quality planting scheme could enhance tree / hedge cover at the location. Use 20% canopy cover policy to plant adjacent existing trees and hedges, linking with and extending trees / woodland to east of site. |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | 0 |
| <i>Public Protection Comments Management of Constraints:</i> | 0 |
| <i>Public Protection Comments Opportunities:</i> | No specific mitigation likely to be required for any Reg Services matters. |

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| <i>Sustainability Appraisal Conclusion:</i> | Good |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |

Site Assessment - Stage 3

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| Site Reference: | CMO009 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 0% |
| <i>Percentage of site in Flood Zone 2:</i> | 0% |
| <i>Percentage of site in Flood Zone 1:</i> | 100% |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i> | 6% |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i> | 10% |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 24% |
| <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 |
| <i>Visual Impact Considerations: (from the LVSS)</i> | Medium |

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| <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> | 0 |
| <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. Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | Y |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | Cumulative impact of CMO005 and CMO009 (213 houses total) on the Catherton Road / A4117 signal controlled junction will need to be examined. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 15 |
| <i>Ecology Comments Significant Constraints:</i> | None. |
| <i>Ecology Comments Other Constraints:</i> | EclA required. Surveys for GCN (ponds within 500m) Badgers, Bats, nesting birds. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. |
| <i>Ecology Comments Opportunities:</i> | Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems. |
| <i>Heritage Comments Significant Constraints:</i> | 0 |
| <i>Heritage Comments Other Constraints:</i> | No known archaeological interest but site is of a moderate size, so may have some archaeological potential |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA +?field evaluation). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | 0 |
| <i>Tree Comments Other Constraints:</i> | trees and hedges to site boundaries |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | A suitable high quality planting scheme could enhance tree / hedge cover at the location. Use 20% canopy cover policy to plant woodland adjacent existing trees and hedges |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | 0 |
| <i>Public Protection Comments Management of Constraints:</i> | 0 |
| <i>Public Protection Comments Opportunities:</i> | No specific mitigation likely to be required for any Reg Services matters. |

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| <i>Sustainability Appraisal Conclusion:</i> | Good |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |

Site Assessment - Stage 3

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| Site Reference: | CMO019 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 0% |
| <i>Percentage of site in Flood Zone 2:</i> | 0% |
| <i>Percentage of site in Flood Zone 1:</i> | 100% |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i> | 0% |
| <i>Percentage of the site in the 100 year surface flood risk zone:</i> | 0% |
| <i>Percentage of the site in the 1,000 year surface flood risk zone:</i> | 0% |
| <i>Percentage of the site identified on the EA Historic Flood Map:</i> | 0% |
| <i>Percentage of the site within 20m of an historic flood event:</i> | 0% |
| <i>Percentage of the site within 20m of a detailed river network:</i> | 1% |
| <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 |

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| <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> | 0 |
| <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. But the plot is considerably higher than the adjacent highway and significant costs would be involved in achieving an adequate access. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | N |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | N. Access to the A4117 would be via Lion Lane which is narrow and lacks pedestrian facilities and the junction onto the A4117 is substandard. There is very limited scope to make improvements. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 19 |
| <i>Ecology Comments Significant Constraints:</i> | None. |
| <i>Ecology Comments Other Constraints:</i> | EcIA required. Surveys for GCN (ponds within 500m), plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles, possibly invertebrates. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. |
| <i>Ecology Comments Opportunities:</i> | Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems. |
| <i>Heritage Comments Significant Constraints:</i> | Site located in a highly prominent position on the boundary, and within the setting of, the Cleobury Mortimer Conservation Area. Also probable effects on the setting of the listed buildings within the Conservation Area, including Grade I Listed Church of St Mary. We advise that the site is not allocated |
| <i>Heritage Comments Other Constraints:</i> | Site is close to the site the Civil War engagement on Carver's Close (HER PRN 04130), so may have archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA, field evaluation + setting assessment). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | trees and hedges to parts of site boundaries |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | A suitable high quality planting scheme could enhance tree / hedge cover at the location. Use 20% canopy cover policy to plant woodland adjacent existing trees and hedges. |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | 0 |
| <i>Public Protection Comments Management of Constraints:</i> | 0 |
| <i>Public Protection Comments Opportunities:</i> | 0 |

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| <i>Sustainability Appraisal Conclusion:</i> | Good |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |

Site Assessment - Stage 3

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| Site Reference: | CMO020 |
| <i>Coal Authority Reference Area?</i> | FALSE |
| <i>Mineral Safeguarding Area?</i> | FALSE |
| <i>Percentage of site in Flood Zone 3:</i> | 0% |
| <i>Percentage of site in Flood Zone 2:</i> | 0% |
| <i>Percentage of site in Flood Zone 1:</i> | 100% |
| <i>Percentage of the site in the 30 year surface flood risk zone:</i> | 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> | 2% |
| <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> | 10% |
| <i>All or part of the site within a Source Protection Zone:</i> | No |
| <i>Landscape Considerations: (from the LVSS)</i> | Medium |
| <i>Visual Impact Considerations: (from the LVSS)</i> | Medium |

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| <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> | 0 |
| <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 a connection can be made to Lark Rise. Any access onto Tenbury Road would require extension of 30mph speed limit and footway provision which may require third party land in the vicinity of the employment site. |
| <i>Highway Comments - Could the Development Occur Without Off-Site Works?</i> | Y |
| <i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i> | Additional impact of CMO020 (354 houses) on the capacity of Larks Rise / A4117 T junction will need to be examined. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 19 |
| <i>Ecology Comments Significant Constraints:</i> | None. |
| <i>Ecology Comments Other Constraints:</i> | EclA required. Surveys for GCN (ponds within 500m), plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles, otter, water vole, crayfish. Environmental Network crosses the northern part of the site along the water course so CS17 Environmental Networks applies. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. Buffer of semi-natural vegetation required to the water course and open space should be located along this northern boundary with green corridors to west, east and to connect to footpath in south. |
| <i>Ecology Comments Opportunities:</i> | Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and water course. |
| <i>Heritage Comments Significant Constraints:</i> | 0 |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on settings of non-designated heritage assets (farm house and traditional farm buildings) at Curdale Farm. No known archaeological interest but site is of a large size, so may have some archaeological potential |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + field evaluation). |
| <i>Heritage Comments Opportunities:</i> | 0 |
| <i>Tree Comments Significant Constraints:</i> | 0 |
| <i>Tree Comments Other Constraints:</i> | trees and hedges to site boundaries and north-south through middle of site |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | A suitable high quality planting scheme could enhance tree / hedge cover at the location. Use 20% canopy cover policy to plant woodland adjacent existing groups of trees and hedges. |
| <i>Public Protection Comments Significant Constraints:</i> | 0 |
| <i>Public Protection Comments Other Constraints:</i> | Commercial existing to the south east of the site may require some noise consideration. |
| <i>Public Protection Comments Management of Constraints:</i> | 0 |
| <i>Public Protection Comments Opportunities:</i> | 0 |

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| <i>Sustainability Appraisal Conclusion:</i> | Poor |
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| Strategic Considerations: | To be determined through the Neighbourhood Plan process. |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |
| Known Infrastructure Opportunities: | To be determined through the Neighbourhood Plan process. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. |

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| Potential for Windfall? | To be determined through the Neighbourhood Plan process. |
| Potential for Allocation? | To be determined through the Neighbourhood Plan process. |
| Recommendation | To be determined through the Neighbourhood Plan process. |
| Reasoning | To be determined through the Neighbourhood Plan process. |
| If proposed for Allocation, Potential Capacity: | |
| If proposed for Allocation Design Requirements: | |