

Evidence on Residential Land Site Allocations

To accompany the Cleobury Mortimer Neighbourhood Development Plan 2020 – 2038

Submission draft

Prepared by Andrea Pellegram MRTPI



Executive Summary

This document seeks to meet the housing requirement for Cleobury Mortimer identified by Shropshire Council for 120 additional dwellings in the plan period. A full assessment of sites was undertaken following a call for sites in July 2021 which was “refreshed” in January/February 2022. The assessment revealed that the preferred site is at Catherton Road. The proposal has the benefit of provision of a cemetery extension for the Cleobury Mortimer cemetery, and the provision of necessary open space and green infrastructure.

Background and Introduction

The Cleobury Mortimer Neighbourhood Development Plan (the NDP) has been in preparation since 2017. In the summer of 2020, a Regulation 14 draft NDP was widely consulted upon in the community. That document proposed that two sites at Ludlow Road and Tenbury Road should meet the community’s future housing requirement, as identified by Shropshire Council, the Local Planning Authority (LPA).

The Regulation 14 draft was subsequently assessed in a Strategic Environmental Assessment (SEA) prepared by consultants AECOM.

The NDP Steering Group (SG) had intended to undertake a second Regulation 14 consultation in July and August 2021 to allow the community to consider the results of the SEA and had begun to advertise the upcoming consultation.

Both proposed site allocations were under the same ownership and in an email dated 14 July 2021 the land owners through their agent withdrew the site at Ludlow Road including the Cemetery Extension. The result of this action was that the NDP would no longer be able to meet the identified housing requirement for Cleobury Mortimer under the provisions of the emerging Local Plan.

In its confidential meeting on 13 July 2021, ratified formally in the Full Council meeting of 2 August 2021, the Town Council agreed a motion to undertake a new call for sites. As a result, the Regulation 14 consultation planned for the summer of 2021 was abandoned, and a new call for sites was undertaken.

The new call for sites used a similar assessment methodology to that used for the original site assessment and work started to update the SEA.

That call for site only sought land for residential development because the previous site selection for additional employment land was deemed to be acceptable by the Town Council.

Two agents proposed sites from three landowners in response to the call for sites in summer 2021. However, none of the sites fully met the assessment criteria and the Steering Group went back to all landowners to understand whether it would be possible to identify any alternative sites. Other sites (that had not been formally proposed in the 2021 call for sites) were considered. A number of discussions were held with senior officers at the LPA who indicated that none of the sites were suitable as proposed. Some potential site solutions could possibly be delivered however.

In order to be transparent in its processes, the Town Council agreed in January 2022 that a new call for sites should be run so that all landowners would have an equal opportunity to put their sites forward. This new call for sites “refresh” ran from 27th January to 17 February 2022. The assessment methodology that accompanied the call for sites is copied in full in **Appendix 1**.

Cleobury Mortimer's housing requirement

In 2020, in support of the Regulation 19 draft Local Plan¹ (the Emerging Local Plan), Shropshire Council identified that there was a 6.05 year supply of deliverable housing land against the housing requirement within the adopted Core Strategy and 8.11 years supply of deliverable housing land against the housing need identified using the Government's standard methodology.² This has recently been updated in the LPA's response to the Local Plan Inspection and there is now a 6.59 year housing land supply.

Emerging Local Plan policy SP2 will deliver 30, 800 new dwellings for the plan period of 2016 to 2038. Cleobury Mortimer is identified as a Key Centre in Schedule SP2.1 and policy SP2 states that "Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential."

Cleobury Mortimer was identified as a Key Centre in Schedule SP2.1 in the Emerging Local Plan. This considered the needs for additional housing allocations in the Cleobury Mortimer area and in Policy S6 (S6.1) identifies that 200 dwellings will be required over the plan period to 2038.

Emerging Local Plan policy SP12 supports economic growth in Key Centres and policy S6 sets out detailed policy aspirations for the Cleobury Mortimer Plan Area. It acknowledges the role of the Cleobury Mortimer NDP.

Appendix 5 of the Emerging Local Plan sets out residential development guidelines for Cleobury Mortimer. Overall, 200 dwellings are required for the plan period with a windfall allowance of 120 dwellings. The windfall allowance equates to the "residual requirement" of new houses needed to 2038 and takes account of development that has already been permitted and completed.

It is unlikely that the requirement for 120 dwellings can be met through windfall development within the development boundary and therefore, the NDP will allocate land for this number of dwellings. In addition, any windfall development, not on allocated sites, will be in excess of the identified need. Therefore, the NDP will make provision for housing land in excess of the identified requirement.

This site allocation will seek to identify land to accommodate 120 dwellings with an appropriate level of community benefit.

The LPA's Stages 1-2 assessments in support of the Emerging Local Plan assumed a 30 dwelling per hectare density. The first two call for sites sought a density of 20 dwellings per hectare, but this has been increased to 30 dwelling per hectare in accordance with the Emerging Local Plan.

The Right Homes in the Right Place survey of 2019 indicated that there was a particular demand for affordable rented properties. Regulation 19 Draft Shropshire Local Plan Policy DP3 requires 20% affordable housing onsite for schemes of 10 or more dwellings in Cleobury Mortimer. However, this figure is low considering the demand for affordable housing for rent. NDP policy CM5: Housing mix

¹ Shropshire Council Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038

² Shropshire Council Five Year Housing Land Supply Statement: Executive Summary Data to: 31st March 2020
Published: 23rd March 2021.

requires new housing development of 0.5 ha or 5 or more dwellings to achieve 20% affordable housing.

Core Strategy policy CS11, the current adopted policy, seeks to achieve an overall target of 33% of local needs affordable housing from all sources from the first five years of the plan period (2010-2020) which has elapsed at the time of writing in 2022. Therefore, for the purposes of this site allocation, the more up to date policy in the emerging Local Plan will be used here instead of the out of date adopted policy.

Assessment criteria

All sites proposed have been assessed by AECOM and the results will be published in an Interim SEA.

The main driver to site allocation in the NDP, and why the task has not been left to the LPA, was to ensure that the allocations could help realise additional community benefits including more affordable housing that would be more difficult to secure through the LPA's strategic allocations and Local Plan policies. This is the essence of shaping and directing development to deliver sustainable development allowed to communities through neighbourhood planning as set out in the NPPF.³

Through its consultation in support of the NDP and the preparation of its Place Plan, the Cleobury Mortimer community and Town Council have identified several key deliverables that housing allocations might facilitate. These will be considered in the selection of sites to be allocated in the NDP.

Shropshire Council's Preferred Sites Consultation and Site Assessments Stage 2 and Stage 3 in support of the emerging Local Plan included "**Site Assessments: Cleobury Mortimer Place Plan Area Published November 2018**". The Place Plan assessment gave further consideration to the potential sites using its Stage 2 Assessment. The LPA's Stage 2 assessment methodology will be utilised in this current site assessment. The LPA's Stage 2 assessment methodology is replicated here:

A "Stage 2" Site Assessment was undertaken by the LPA using the following criteria:

Stage 2 of the site assessment process represents a detailed screen of sites. This screening exercise was informed by consideration of a site's 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.

*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.

³ NPPF 2021 29.

All sites proposed in the 2022 Call for Sites will be assessed and therefore, the relevant criteria from the Stage 2 assessment that will be utilised here.

Stage 3 Assessment

A “Stage 3” Assessment was undertaken by the LPA using the following criteria

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.

Shropshire Council officer’s assessments will occur during Regulation 14 consultation and this aspect of the assessment is not possible to undertake here.

A separate Strategic Environmental Assessment will be prepared to run alongside this site allocation.

Infrastructure requirements will be identified as part of this process.

All findings have been assessed on a site visit on 25 September 2021 by a Chartered Town Planner.

Community Criteria

The 2022 Assessment Criteria (**Appendix 1** below) list community assessment considerations.

The full assessment is set out in **Appendix 2**.

Through its consultation in support of the NDP and the preparation of its Place Plan, the Cleobury Mortimer community and Town Council have identified several key deliverables that housing allocations must facilitate. These will be considered in the selection of sites to be allocated in the NDP. The assessment criteria are set out here:

(1) Capacity to accommodate 120 dwellings (at 30 dwellings per hectare), or a minimum of 4 hectares of residential developable area	Identification of land for 120 homes is a basic condition that the NDP must meet since the housing need has been identified by the LPA and it cannot realistically be met by windfall development. Additional provision of windfall development will ensure that the NDP more than provides required housing and affordable housing.
(2) Provision for community outdoor space and green infrastructure (1 ha)	The community has identified a need for new community space to add to existing infrastructure. There is an identified shortfall of 4.4 ha. of green infrastructure in the parish. Regulation 19 draft of the Shropshire Local Plan policy DP15 (3) requires that new housing developments provide on-site open space equivalent to 30 sq. m. per person, assuming one person per bedroom. Therefore, assuming an average of 3 bedroom properties, this would equate to an assumed 360 inhabitants and an implied requirement of over 1 ha of open space to be included.
(3) Provision of cemetery space (0.5 ha)	The Place Plan has identified that additional cemetery space is required at the end of the NDP period.
(4) Good level of sustainability by foot and cycle	The community wishes to see less congestion caused by traffic in the town centre and maintain and enhance opportunities to walk and cycle for local journeys.
(5) Potential to secure wildlife corridor improvements	The community has also supported the creation of improved wildlife corridors to link the developed area to the countryside and to allow essential journeys to be made on foot or cycle.

(6) Avoidance of traffic impacts.

The community and the Town Council have long standing concerns that traffic on the Tenbury Road junction with the High Street is already very heavy and that this should not be exacerbated by new development if possible. Schemes that are likely to lead to traffic flows on other roads and junctions will be viewed favourably.

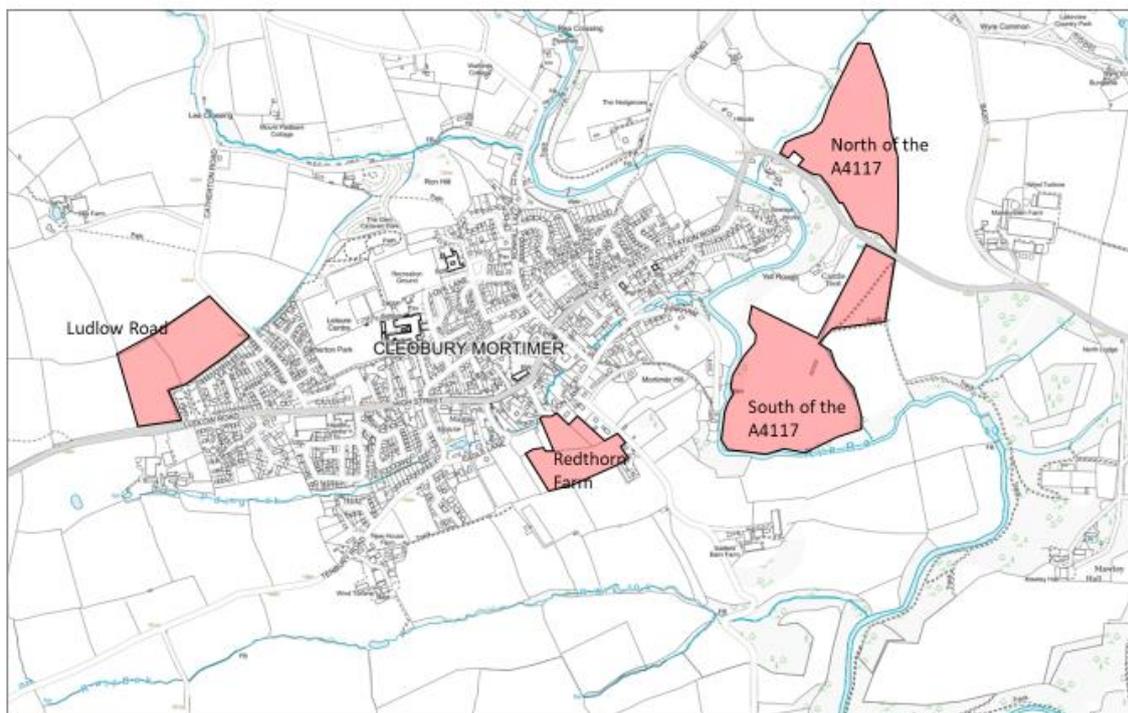
Development Plan

Emerging Local Plan policies are considered in **Appendix 3**.

Sites proposed

Over the two calls for sites (July 2021 and January 2022) a total of 5 sites were proposed. The sites put forward in 2021 were all subject to considerable discussion with the SG, their planning consultant and the LPA. As a result, some sites were re-submitted in 2022 but with modifications on what was originally proposed in January 2022. Other sites not re-submitted were not formally withdrawn and will be considered again.

Figure 1: Sites proposed by landowners in Cleobury Mortimer



Summary of site assessment

4 sites were submitted for both the July 2021 and January 2022 call for sites and are shown in **Appendix 2**.

All sites are assessed against the criteria discussed in the preceding section in **Appendix 3**.

Table 1 summarises the assessment made in Appendix 2 for each site.

Table 1: Summary of assessments (Appendix 2)

Ref.	Criteria	Redthorn Farm	Ludlow Road	South of A4117	North of A4117
1	The majority of the site is not located within flood zones 2 and/or 3				
2	The site can not only be accessed through flood zones 2 and/or 3				
3	The topography of the site is such that development could occur				
4	The site is not 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)				
5	The majority of the site contains an identified open space				
6	The site can be accessed through an identified open space				
7	The site has a road frontage				
8	Transport,				
9	Heritage,				
10	Ecology,				
11	Scope for planting trees				
12	Visual Sensitivity				
13	Capacity to accommodate 120 dwellings (at 30 dwellings per ha), or a minimum of 4 ha of developable area				
14	Provision for community outdoor space and green infrastructure				
15	Provision of cemetery space (0.5 ha)				
16	Good level of sustainability by foot and cycle				
17	Potential to secure wildlife corridor improvements				
	Health and wellbeing/open space				
18	Impact on local vehicle movements.				
	Total number green	10	17	14	15
	Total number amber	6	2	3	1
	Total number red	3	0	2	6

Overall, Site 2, Ludlow Road, scored highest.

However, the other sites would probably not have been suitable in any case. Redthorn Farm was only proposed for 60 houses and therefore, the site was too small to be used alone. The January call for sites set out in criterion 1 that the site should accommodate 120 dwellings.

The sites North and South of the A4117 were likely to be within the view corridor of Mawley Hall, a Grade 1 listed building. In addition, though no landscape assessment was available for these sites, the Policy Manager at Shropshire Council indicated concern that the sites would also have high landscape sensitivity.

Therefore, it is clear that the preferred site is Ludlow Road . In addition, this site provides a better cemetery extension than any other site since this is adjacent to the existing cemetery. It is also the flattest site (and therefore most suitable for housing) and has the capacity to put into place a valuable wildlife corridor linking Ludlow Road to Catherton Road and the QE11 Park beyond.

Assessment of Catherton Road site

Appendix 4 gives a summary of likely policy requirements for each site. These are summarised for Catherton Road in **Tables 2 and 3** and show in **Figure 2**.

Figure 2: Proposed site allocation for Ludlow Road



Table 2: Emerging Local Plan considerations for Ludlow Road site allocation

**CMNDP Site Allocation Evidence
Submission Draft
November 2022**

Emerging Local Plan policy	Planning considerations for Ludlow Road
SP3: Climate Change (relevant clauses)	Development would require walking and cycling links to town centre including a footpath extension along Ludlow Road and safe crossing point on Catherton Road , electric vehicle charging, promote fabric energy efficiency, integrating renewable and low carbon energy systems, carbon offset through tree planting, creation of new walking and natural corridor linking Ludlow Road and Catherton Road, protect and enhance existing hedgerows, Suds to control surface water flowing into town and local water courses
SP5: High Quality Design	Design should be in character with Cleobury Mortimer including respecting the existing pattern of gardens and characteristic red brick construction. Buildings should be designed to maximise opportunities for solar gain, efficient use of water and should positively contribute to the distinctiveness of Cleobury Mortimer. Building scale should relate to locally distinctive development (in this case 30 dwellings per hectare).
SP6: Health and Wellbeing	New development should promote safe walking and cycling routes by creating attractive and safe linkages to the existing walking and cycling network. The site is within walking distance of formal public open space namely the QE11 Park. Ensuring that there is high quality broadband provision to all dwellings.
DP1: Residential Mix and DP2: Self-Build and Custom-Build Housing, DP3: Affordable Housing Provision	At least 20% affordable housing meeting local needs as specified in the detail of the policies.
DP11: Minimising Carbon Emissions	New housing development will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs will be met within the development and to demonstrate how net carbon emissions will be minimised or avoided. Mains gas is not available in the area therefore heat pump heating systems will be required.
DP12: Natural Environment	At least 10% biodiversity net gain will be achieved through the delivery of enhanced hedgerow and tree planting in line with the Shropshire Tree and Woodland Strategy.
DP14: Green Infrastructure	Development will create a new cycling and wildlife corridor along the southern edge linking to an existing corridor to the east of the site across Catherton Road.
DP15: Open Space and Recreation	The development will provide on-site open space equivalent to 30 sq m per person assuming one person per bedroom. Since new schemes will be a mixture of 2-4 bedrooms, the assumption will be that on average, each home will have an average of 3 persons per dwelling, with a per dwelling requirement of 90 sq m provision per household. A 120 home scheme would provide 1.08 hectares of open space and 1 ha is proposed. The open space could be provided in conjunction with provision of enhanced green infrastructure towards the River Rea corridor.
DP16: Landscaping of new development and DP17: Landscape and Visual Amenity	Any planning application should be accompanied by a landscape plan to accord with this policy and that demonstrates that existing hedgerows have been preserved and enhanced, particularly for their biodiversity and using native species. Particular attention will be paid to biodiversity and access improvements through the creation of a new wildlife corridor to the south of the site linking Ludlow Road with Catherton Road. The new corridor will also create amenity screening for existing properties that will be functional in all seasons. Overall, tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.
DP18: Pollution and public amenity	Loss of grade 2/3 agricultural land.
DP19: Water Resources and Water Quality	The Place Plan indicates that additional sewerage capacity is required by the settlement. This proposal offers no ability to ameliorate this though it will exacerbate the current situation.

PD22: Sustainable Drainage Systems	Sustainable Drainage Systems should control water run-off on-site and avoid pollution impacts from surface water. Natural Flood management utilising opportunities will be welcomed. Parking and garden paved areas should be permeable and should resist adding to surface water run-off.
PD23: Conserving and Enhancing the Historic Environment.	Not affected because not in the setting of a listed building and not adjacent to the Conservation Area (though Curdale Farm is a non-designated heritage asset that requires protection)
DP25: Infrastructure Provision	Any scheme will be required to make appropriate contributions to infrastructure provision as identified in the assessment of any forthcoming planning application. This includes provision of sustainable transport, open space and green infrastructure necessary to support the development.
DP27: Broadband and Mobile Communications Infrastructure	Broadband and mobile phone provision will be required by any development to as required in this policy.
DP28: Communications and Transport	Site access should be limited to Ludlow Road to avoid additional traffic movements on the Catherton Road. A new walking route should be created on the southern boundary linking the two roads in a wildlife corridor.

Table 3: Emerging Cleobury Mortimer NDP considerations for Ludlow Road site allocation

CMDP policy	Planning considerations for Catherton Road
CM3: Cleobury Mortimer Cemetery Extension	0.5 hectares of land will be allocated west of the existing cemetery, and ownership transferred to the Town Council. There will be appropriate screening with parking provision.
CM5: Housing Mix	The scheme will be required to provide a mix of housing including 20% affordable housing to meet locally identified needs.
CM6: Housing Design	The scheme masterplan should demonstrate good design reflecting local character, with on-plot parking and provision for electric vehicle charging.
CM7: Environment and biodiversity net gain	The scheme would be required to demonstrate conformity with locally defined environmental principles and additional tree planting.

Based on the assessment and consideration of emerging Local Plan and CMDP policy, it is therefore appropriate and necessary to allocate 5.7 hectares of land at Catherton Road for 120 dwellings with associated green infrastructure and a contribution of 0.5 hectares of land for a cemetery extension.

Accordingly, the development should deliver the following:

- A. 5.7 hectares of land is allocated for the delivery of 120 homes at a density of 30 dwellings per hectare.
- B. The scheme will provide the mix of housing indicated in CMDP policy CM5.
- C. The scheme will demonstrate outstanding design reflecting local character according to CMDP policy CM6. It will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs within the development and to demonstrate how net carbon emissions will be minimised or avoided.
- D. The scheme will deliver an overall minimum 10% biodiversity net gain.
- E. 0.5 hectares of land will be provided to the Town as an extension to the existing Cleobury Mortimer Cemetery.
- F. An accessible wildlife corridor with a minimum overall area of 1 hectare will be created linking Ludlow Road with Catherton Road. This will include:
 1. Tree shelter beds to protect the privacy and amenity of residential properties on Lea View and No. 10 Catherton Road.
 2. Substantial planting with native species to create new habitats along the route.

3. An accessible green space that will make provision for play and recreation in a scheme agreed with the Town Council.
 4. A segregated walking and cycling route that will complement but not disturb the newly created wildlife corridor.
 5. Improvements to the pond near Catherton road.
 6. Way signage.
 7. A long term management strategy.
- G. For the remainder of the site, a tree planning strategy in accordance with CM 7 will be required and existing trees and hedgerows will be preserved wherever possible.
- H. The site will have a single road access from Ludlow Road.
- I. Footways will be provided along Catherton Road and Ludlow Road frontages.
- J. Sustainable Drainage Systems should control water run-off on-site and avoid pollution impacts from surface water. Natural Flood management will be welcomed and garden paved areas should be permeable and should resist adding to surface water run-off.
- K. The setting of Curdale Farm, a non-designated historic asset should be preserved and enhanced.
- L. Broadband and mobile phone provision will be required.

Appendix 1 – call for sites methodology

Call for Sites

January 2022 refresh

Assessment Methodology for site selection for site allocations in the
Cleobury Mortimer Neighbourhood Development Plan 2020 - 2038

10 January 2022

Prepared by Andrea Pellegram, MRTPI

Background and Introduction

The Cleobury Mortimer Neighbourhood Development Plan (the NDP) has been in preparation since 2017. In the summer of 2020, a Regulation 14 draft NDP was widely consulted upon in the community. That document proposed that two sites at Ludlow Road and Tenbury Road should meet the community's future housing requirement, as identified by Shropshire Council, the Local Planning Authority (LPA).

The Regulation 14 draft was subsequently assessed in a Strategic Environmental Assessment (SEA) prepared by consultants AECOM.

The NDP Steering Group had intended to undertake a second Regulation 14 consultation in July and August 2021 to allow the community to consider the results of the SEA and had begun to advertise the upcoming consultation. The landowner then, unexpectedly, withdrew the Ludlow Road site.

As a result, the Regulation 14 consultation planned for the summer of 2021 was abandoned, and a new call for sites was undertaken in Summer 2021. That exercise yielded a number of new sites, but overall, none of them individually or in combination would adequately accommodate Cleobury Mortimer's housing requirement.

In Autumn 2021, the steering group did site visits, assessments, sought advice from Locality and the Local Planning Authority on the available sites to consider how they might help meet Cleobury Mortimer's future development needs. These studies and discussions yielded new sites that were not included in the Summer 2021 responses to the call for sites.

In the interest of fairness and transparency, the steering group and the Town Council have decided that it would be prudent to re-open the call for sites in January and February 2022 to ensure that all landowners had an equal opportunity to put their sites forward.

This refreshed call for sites is a repeat of the Summer 2021 exercise. All landowners are invited to submit new sites or refine previous submissions.

The responses to this call for sites will be considered in a site allocation assessment and will be subject to Strategic Environmental Assessment⁴.

Because this is a refresh, this consultation will only be run for a 3 week period.

This call for site is only seeking land for residential development. The previous site selection for additional employment land was deemed to be acceptable and will not be included in this call for sites.

⁴ AECOM will be the consultant undertaking this work.

Cleobury Mortimer's housing requirement

In 2020, in support of the Regulation 19 draft Local Plan (the Emerging Local Plan), Shropshire Council identified that there was a 6.05 year supply of deliverable housing land against the housing requirement within the adopted Core Strategy and 8.11 years supply of deliverable housing land against the housing need identified using the Government's standard methodology.⁵

Emerging Local Plan policy SP2 will deliver 30,800 new dwellings for the plan period of 2016 to 2038. Cleobury Mortimer is identified as a Key Centre in Schedule SP2.1 and policy SP2 states that "Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential."

Cleobury Mortimer was identified as a Key Centre in Schedule SP2.1 in the Emerging Local Plan. This considered the needs for additional housing allocations in the Cleobury Mortimer area and in Policy S6 (S6.1) identifies that 200 dwellings will be required over the plan period to 2038.

Emerging Local Plan policy SP12 supports economic growth in Key Centres and policy S6 sets out detailed policy aspirations for the Cleobury Mortimer Plan Area. It acknowledges the role of the Cleobury Mortimer NDP.

Appendix 5 of the Emerging Local Plan sets out residential development guidelines for Cleobury Mortimer. Overall, 200 dwellings are required for the plan period with a windfall allowance of 120 dwellings. The windfall allowance equates to the "residual requirement" of new houses needed to 2038 and takes account of development that has already been permitted and completed.

It is unlikely that the requirement for 120 dwellings can be met through windfall development within the development boundary alone and therefore, the NDP will allocate land for this number of dwellings. Any windfall development will be in excess of the identified need. Therefore, the NDP will make provision for housing land (and therefore affordable housing) in excess of the identified requirement.

If the NDP did not allocate land to meet this provision, and the need could not be met within the currently defined settlement boundary, it must be assumed that speculative housing development will be allowed. If this were to occur, then it would be more difficult to secure developer contributions to meet local need, since these would not be set out clearly in Development Plan policies. The English planning system is plan led, and the NDP seeks to take a proactive approach to meeting the identified housing need and necessary infrastructure.

This call for sites will seek to identify land to accommodate 120 dwellings.

The LPA's Stages 1-2 assessments in support of the Emerging Local Plan assumed a 30 dwelling per hectare density. Previous calls for sites assumed a 20 dwelling per hectare density. This has now been dropped and the NDP will assume a density of 30 dwellings per hectare moving forward.

⁵ Shropshire Council Five Year Housing Land Supply Statement: Executive Summary Data to: 31st March 2020
Published: 23rd March 2021.

Assessment criteria

All sites proposed will be subject to Strategic Environmental Assessment by AECOM.

The main driver to site allocation in the NDP, and why the task has not been left to the LPA, was to ensure that the allocations could help realise additional community benefits that would be more difficult to secure through the LPA's strategic allocations and Local Plan policies. This is the essence of shaping and directing development to deliver sustainable development allowed to communities through neighbourhood planning as set out in the NPPF.⁶

Through its consultation in support of the NDP and the preparation of its Place Plan, the Cleobury Mortimer community and Town Council have identified several key deliverables that housing allocations must facilitate. These will be considered in the selection of sites to be allocated in the NDP.

(1) Capacity to accommodate 120 dwellings (at 30 dwellings per hectare), or a minimum of 4 hectares of residential developable area	Identification of land for 120 homes is a basic condition that the NDP must meet since the housing need has been identified by the LPA and it cannot realistically be met by windfall development. Additional provision of windfall development will ensure that the NDP more than provides required housing and affordable housing.
(2) Provision for community outdoor space and green infrastructure (1 ha)	The community has identified a need for new community space to add to existing infrastructure. There is an identified shortfall of 4.4 ha. of green infrastructure in the parish. Regulation 19 draft of the Shropshire Local Plan policy DP15 (3) requires that new housing developments provide on-site open space equivalent to 30 sq. m. per person, assuming one person per bedroom. Therefore, assuming an average of 3 bedroom properties, this would equate to an assumed 360 inhabitants and an implied requirement of over 1 ha of open space to be included.
(3) Provision of cemetery space (0.5 ha)	The Place Plan has identified that additional cemetery space is required at the end of the NDP period.
(4) Good level of sustainability by foot and cycle	The community wishes to see less congestion caused by traffic in the town centre and maintain and enhance opportunities to walk and cycle for local journeys.
(5) Potential to secure wildlife corridor improvements	The community has also supported the creation of improved wildlife corridors to link the developed area to the countryside and to allow essential journeys to be made on foot or cycle.
(6) Avoidance of traffic impacts.	The community and the Town Council have long standing concerns that traffic on the Tenbury Road junction with the High Street is already very heavy and that this should not be exacerbated by new development if possible. Schemes that are likely to lead to traffic flows on other roads and junctions will be viewed favourably.

⁶ NPPF 29.

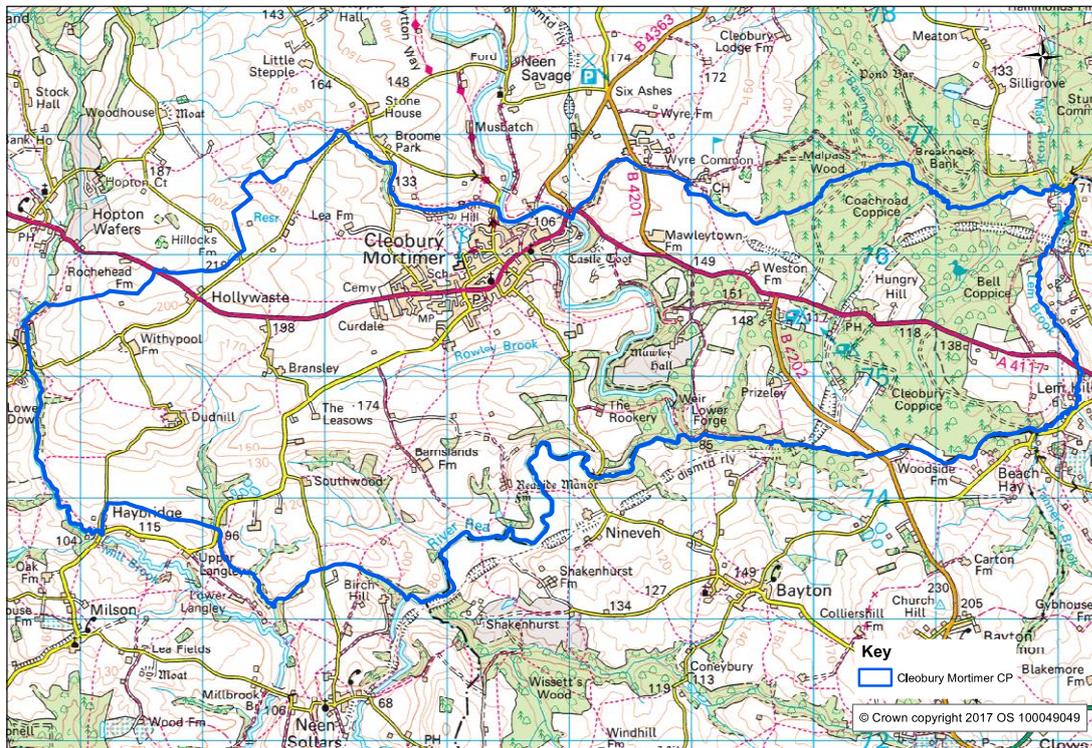
How to put your site forward for consideration as an allocation in the NDP

Please provide the following information in your submission:

1. A map or plan of the land you wish to put forward showing clear boundaries. This plan should demonstrate how the site (or sites in combination) will meet the requirements set out above including making provision for additional land for estate roads and onsite landscaping. On this basis, around 6 ha will be required as a minimum.
2. A statement setting out the landowner's intention, should the site be allocated, that
 - o every effort will be made to obtain planning permission as specified in the Cleobury Mortimer NDP within 2 years of the making (adoption) of the plan, and
 - o if planning permission is granted, the development permitted will be delivered within a reasonable period of time (this means that the development should be started within 3 years of obtaining permission, but within 5 years of the date that the NDP is made (adopted).
3. A short statement why the site meets the assessment criteria would be helpful.

Your site must be within the Cleobury Mortimer Parish Council Boundary which is shown on the map below.

Cleobury Mortimer Neighbourhood Plan Area



What to expect once your site has been submitted for consideration

AECOM will assess all the sites under the Strategic Environmental Assessment Directive⁷ and the steering group's planning consultant will assess the sites against policies in the Development Plan⁸ and the emerging policies in the Cleobury Mortimer NDP.

It is likely that two reports will be prepared:

- An interim SEA
- A site allocation report with recommendations for the steering group and the Town Council.

Once the Town Council has agreed which site or sites will be allocated, the steering group may seek to produce a masterplan of the site or sites and will prepare a revised site allocation for the neighbourhood plan.

The steering group will confirm that proposed new site allocation in another public consultation before agreeing final recommendations in a Regulation 14 consultation which will take place in Spring 2022.

Contacts for submissions:

If you wish to have your site considered for allocation in the Cleobury Mortimer NDP, please send your response to the Town Council, care of the Town Clerk, on the following email address: land.cmndp@gmail.com. Electronic submissions are preferred, however, if you wish to submit paper copies, please address these to:

For the attention of the Town Clerk, Cleobury Country Centre, Love Lane, Cleobury Mortimer, DY14 8PE.

If you have any technical questions, please direct these to the steering group's planning consultant on: andrea@pellegram.co.uk.

The Town Clerk will be able to assist you with any other queries you may have.

⁷ [Strategic Environmental Assessment Directive: guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/strategic-environmental-assessment-directive)

⁸ Shropshire Local Development Framework, **Adopted Core Strategy**, March 2011; The Shropshire Council Site Allocations and Management of Development (**SAMDev**) Plan, Adopted 17/12/2015

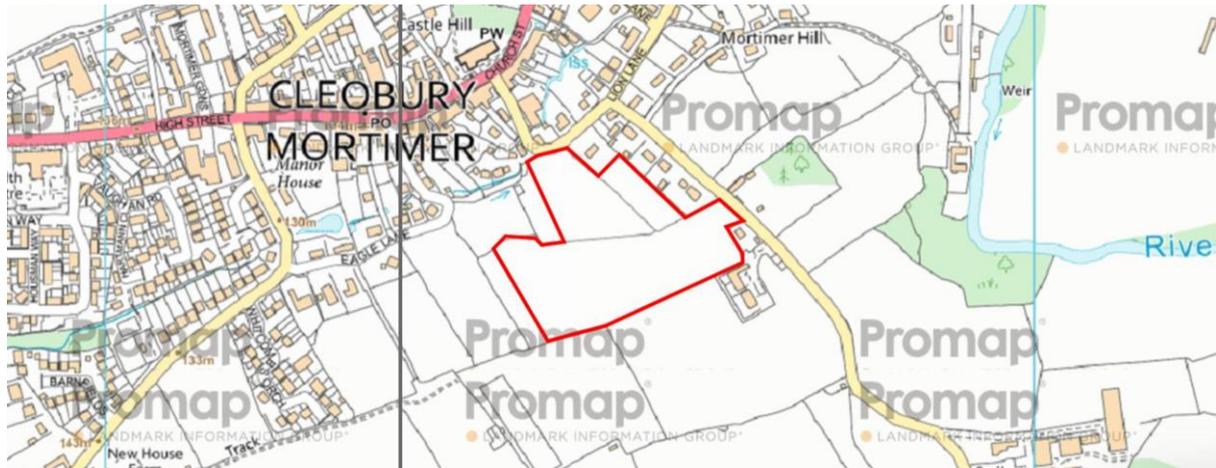
Appendix 2: Proposal Sites

Sites proposed in July 2021 and January/February 2022.

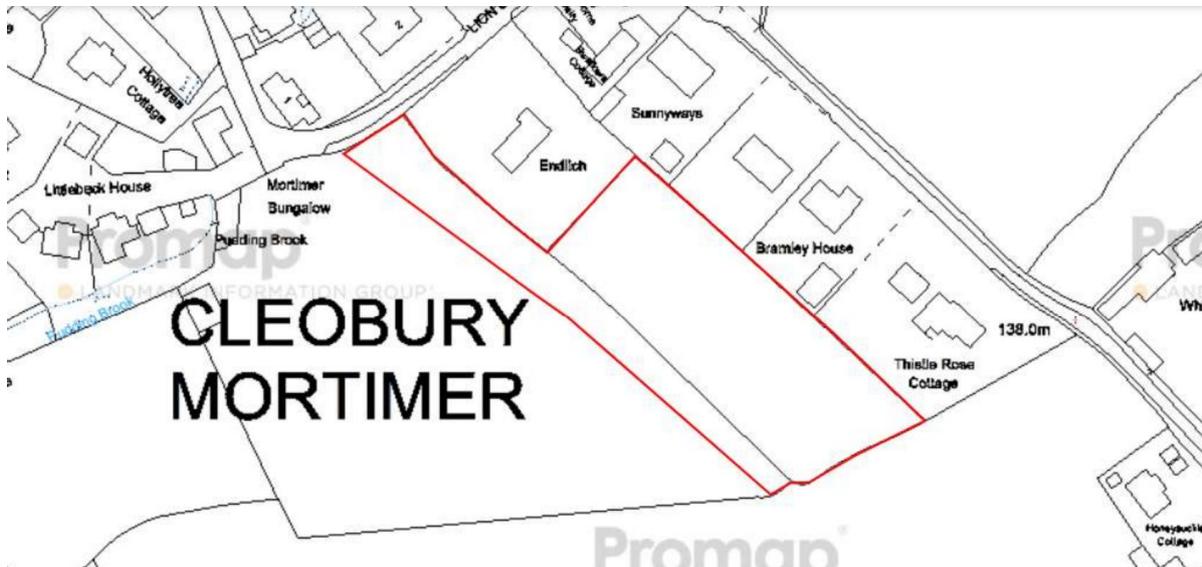
Site 1: Land at Redthorn Farm

The parcel outlined in red extends to 3.23 hectares, this site would lead to the delivery of 60 houses plus green space. Access is available via Lion Lane.

The proposal was modified in February 2022 to include more land.



A smaller site was proposed 2021



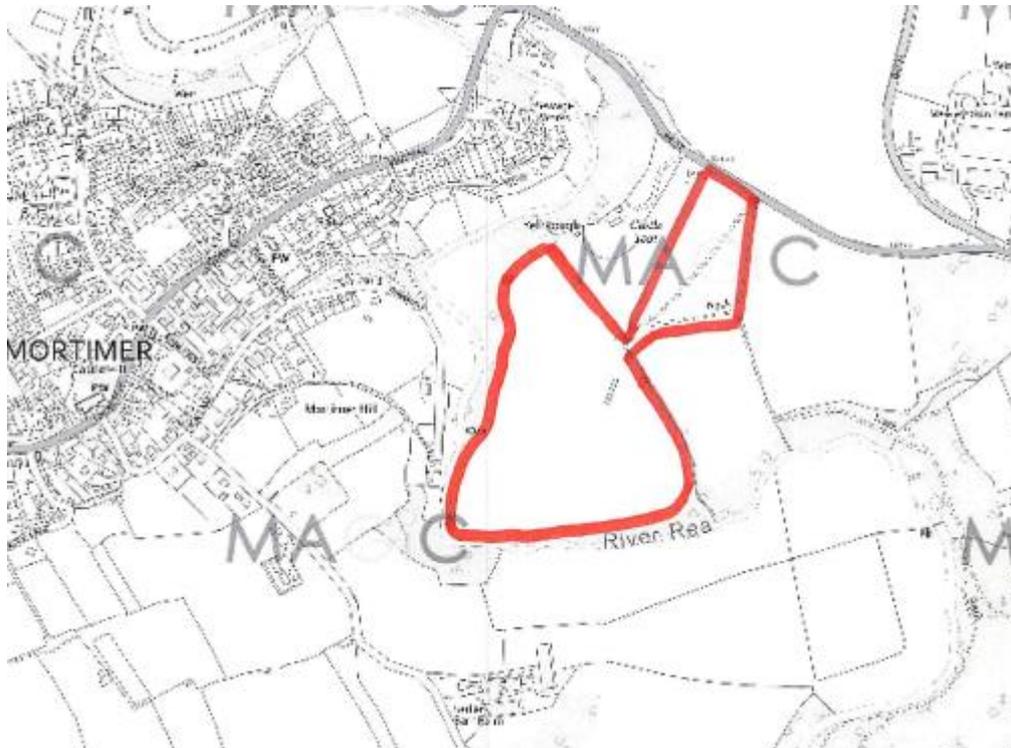
Site 2: Land at Ludlow Road

The site is deliverable, and the area put forward extends to 5.728 hectares, would have a housing density of up to 30 dwellings per hectare (4 hectares), incorporating 0.5 hectare cemetery extension

and the necessary green/open space requirement (1 hectare). This would allow a continuation of existing green space and connectivity with a previous development, for community benefit and ecological gain.



SITE 3: Land south of the A4117
This site was proposed in July 2021.



Statement:

Site Description

Site Address: Land to the east of Cleobury Mortimer, south of the A4117

Site Area: 12.8 ha Current Use of Site: Agricultural

The site extends to circa. 12.8ha and is located to the south of the A4117, within the Cleobury Mortimer Parish Boundary, to the east of the town centre. The site is agricultural, utilised for growing arable crops. The site benefits from road frontage along the A4117 and is bounded predominantly by mature hedgerows and wooded areas.

Statement of the Landowner's Intention for Site Allocation

The landowner offers the site to be allocated in the NDP as part of the call for sites seeking land for residential development.

Site Assessment

The site is capable of accommodating 120 dwellings. The size of the site can also easily accommodate additional green infrastructure.

The site benefits from existing landscape buffering in the form of mature trees, woodland and hedgerows. Further screening, particularly against the property known as Castle Toot, could easily be provided as part of a scheme. The screening could also contribute to community outdoor space and green infrastructure and will provide essential wildlife corridor connections allowing for the free movement of wildlife. New screening can incorporate the planting of native species of trees and hedgerows to enhance biodiversity.

The site benefits from long road frontage with the A4117 providing good access to the existing road network capable of accommodating increased traffic movements. The site's location to the east of Cleobury Mortimer will minimize traffic impacts. Many of the local major towns/employment centres are located to the east of Cleobury, together with the most convenient access to the motorway network. Therefore, the site's location will reduce traffic movements through the local heavily congested areas on the Tenbury Road junction and the High Street.

The site's close proximity to the existing development boundary ensures that existing walking and cycling routes can be utilised as part of the scheme and some new routes easily accommodated to provide convenient access from the site to local facilities and public transport links. The site is also well connected to the existing footpath network, providing occupiers of the development free access to the wider open countryside surrounding Cleobury Mortimer to observe and enjoy natural habitats.

The site sits adjacent to the River Rea, but with the large majority of the site falling within flood zone 1.

The site's close proximity to Cleobury Mortimer also allows for relative ease in connecting to existing utility infrastructure including mains services and broadband. The site is suitable to include targeted drainage systems which will increase attenuation rates and reduce flood risk in the long term.

Statement of the Landowner's Intention Should the Site be Allocated

Should the site be allocated every effort will be made to obtain planning permission as specified in the Cleobury Mortimer NDP/we will cooperate with the preparation of a Neighbourhood Development Order which confers outline planning permissions and if planning permission is granted, the development permitted will proceed to completion within a reasonable period of time.

The above is subject to any further necessary viability assessment.

Conclusion

The site provides a single site for the accommodation of Cleobury Mortimer’s housing requirements within the Cleobury Mortimer Parish Boundary whilst meeting with the Cleobury Mortimer NDP Site Selection Policies for residential sites together with the ability to meet the NDPs Good Design and Environmental Principles.

SITE 4: Land north of the A4117

This site was proposed in July 2021.



Promap
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Statement:

Site Description

Site Address: Land to the east of Cleobury Mortimer, north of the A4117

Site Area: 7.9 ha

Current Use of Site: Agricultural

The site extends to circa. 7.9ha and is located to the north of the A4117, within the Cleobury Mortimer Parish Boundary, to the east of the town centre. The site is agricultural, utilised for growing arable crops. The site benefits from road frontage along the A4117 and is bounded to the west by an area of mature woodland and to the north and east by further areas of agricultural land.

Statement of the Landowner's Intention for Site Allocation

The landowner offers the site to be allocated in the NDP as part of the call for sites seeking land for residential development.

Site Assessment

The site is capable of accommodating 120 dwellings. The size of the site can also easily accommodate additional green infrastructure.

The site benefits from existing landscape buffering in the form of mature trees, woodland and hedgerows to the south and west. Further screening could easily be provided as part of a scheme to the north and east of the site. The screening could also contribute to community outdoor space and green infrastructure and will provide essential wildlife corridor connections allowing for the free movement of wildlife. New screening can incorporate the planting of native species of trees and hedgerows to enhance biodiversity.

The site benefits from long road frontage with the A4117 providing good access to the existing road network capable of accommodating increased traffic movements. The site's location to the east of Cleobury Mortimer will minimize traffic impacts. Many of the local major towns/employment centres are located to the east of Cleobury, together with the motorway network. Therefore, the site's location will reduce traffic movements through the local heavily congested areas on the Tenbury Road junction and the High Street.

The woodland area to the west of the site (although not included within the red line plan) is within the ownership of the Landowner and could provide new community outdoor space and green infrastructure. The form of the woodland, also provides a secure wildlife corridor from the developed area to the open countryside to the north.

The site's close proximity to the existing development boundary ensures that existing walking and cycling routes can be utilised as part of the scheme and some new routes easily accommodated to provide convenient access from the site to local facilities and public transport links. The site is also well connected to the existing footpath network, including an existing public footpath (0518/1/1) running along the wooded area to the west of the site, providing occupiers of the development free access to the wider open countryside surrounding Cleobury Mortimer to observe and enjoy natural habitats.

The site's close proximity to Cleobury Mortimer also allows for relative ease in connecting to existing utility infrastructure including mains services and broadband. The site is suitable to include targeted drainage systems which will increase attenuation rates and reduce flood risk in the long term.

Statement of the Landowner’s Intention Should the Site be Allocated

Should the site be allocated every effort will be made to obtain planning permission as specified in the Cleobury Mortimer NDP/we will cooperate with the preparation of a Neighbourhood Development Order which confers outline planning permissions and if planning permission is granted, the development permitted will proceed to completion within a reasonable period of time.

The above is subject to any further necessary viability assessment.

Conclusion

The site provides a single site for the accommodation of Cleobury Mortimer’s housing requirements within the Cleobury Mortimer Parish Boundary whilst meeting with the Cleobury Mortimer NDP Site Selection Policies for residential sites together with the ability to meet the NDPs Good Design and Environmental Principles.

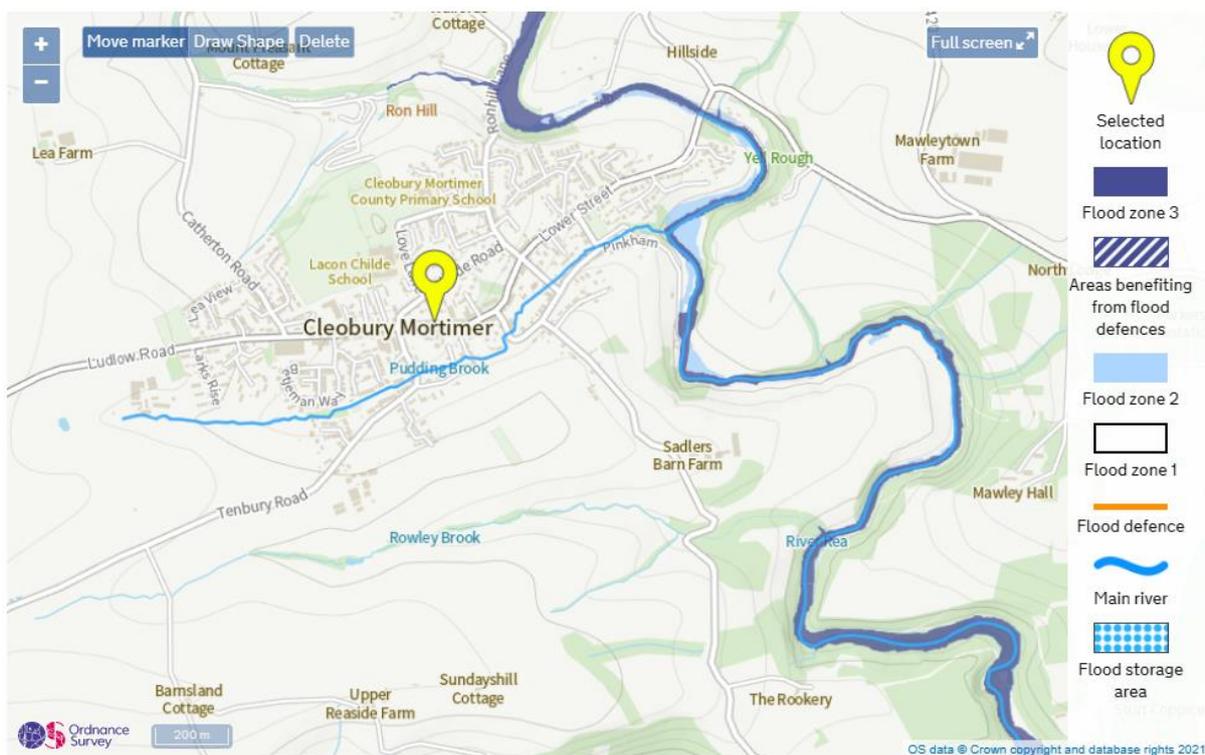
Appendix 3: Full assessment against SAMDev, community criteria and emerging Local Plan

The assessment criteria are discussed and justified in the main text.

Assessments

1		The majority of the site is not located within flood zones 2 and/or 3	The Environment Agency Flood Maps for planning will be utilised to assess this.
Site number	Comments		Assessment
1 Redthorn Farm	The site is in flood zone 1		
2 Ludlow Road	The site is in flood zone 1		
3 South of A4117	The western portion of the site is in flood zone 3 along the River Rea. However, the site is sufficiently large to accommodate sufficient development and that will not be affected.		
4 North of A4177	The site is in flood zone 1		

The Environment Agency Flood Map for planners for Cleobury Mortimer is copied here.



Source: Environment Agency Flood Maps for Planning, accessed 21/9/21

2 The site can not only be accessed through flood zones 2 and/or 3 The Environment Agency Flood Maps for planning will be utilised to assess this.		
Site number	Comments	Assessment
1 Redthorn Farm	Not affected.	
2 Ludlow Road	Not affected.	
3 South of A4117	Not affected.	
4 North of A4177	Not affected.	

The flood map above shows that none of the proposed sites have access that crosses land in flood zones 2 or 3.

3 The topography of the site is such that development could occur		
Site number	Comments	Assessment
1 Redthorn Farm	This site is located on a steep hill with access to Lion's lane at a point where visibility might be affected by roadside tree planting (which does not appear to be under the control of the proposer) and a bend in the road which would only allow limited visibility of oncoming traffic. There are therefore concerns whether the site access would be safe. The site is currently used by local walkers to access the countryside.	
2 Ludlow Road	The site is level and accessible from both Catherton Road and Ludlow Road.	
3 South of A4117	The site entrance is sloping but should be suitable, the development area is relatively flat.	
4 North of A4177	The site area is steeply sloping on the hill side facing the settlement. It is likely that there would be extra development costs due to the steep incline.	

Representatives of the Steering Group and two chartered town planners from Andrea Pellegram Ltd. undertook a site visit on 27 September 2021. The assessment for Criterion 3 is based upon the site visit.

4 The site is not 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) An assessment using Google Maps will be utilised.		
Site number	Comments	Assessment
1 Redthorn Farm	The site is adjacent to the main settlement.	
2 Ludlow Road	The site is adjacent to the main settlement.	
3 South of A4117	Site is adjacent to a small existing residential cluster of dwellings but would result in a new "spur" from the main settlement boundary. If the eastern portion of the site were developed in isolation, it would result in a develop separated from the settlement. there may be scope to link the site via green infrastructure along the River Rea.	
4 North of A4177	If developed, it would create a new eastern edge to the settlement and would form an incongruous extension.	

5 The majority of the site contains an identified open space Shropshire Council Adopted Policies Map 2015, Cleobury Mortimer Place Plan area, S6		
Site number	Comments	Assessment
1 Redthorn Farm	Does not apply.	
2 Ludlow Road	Does not apply.	
3 South of A4117	Does not apply.	
4 North of A4177	Does not apply.	

6 The site can be accessed through an identified open space An assessment using Google Maps will be utilised.		
Site number	Comments	Assessment
1 Redthorn Farm	Does not apply.	
2 Ludlow Road	Does not apply.	
3 South of A4117	Does not apply.	
4 North of A4177	Does not apply.	

7 The site has a road frontage An assessment using Google Maps will be utilised.		
Site number	Comments	Assessment
1 Redthorn Farm	Road frontage on Lion Lane	
2 Ludlow Road	Road frontage on Catherton Road and Ludlow Road	
3 South of A4117	Road frontage on A4117	
4 North of A4177	Road frontage on A4117	

8 Transport, Emerging Local Plan policies (DP28) and NPPF 2021 policies will be considered.		
Site number	Comments	Assessment
1 Redthorn Farm	Steep incline on access to Lion Lane with potential issues for line of sight on Lion Lane and at the junction with the A4117.	
2 Ludlow Road	Access to Catherton Road and Ludlow Road	
3 South of A4117	Access to the A4117	
4 North of A4177	Access to the A4117	

Emerging Local Plan⁹ policy DP28 requires in 3b the protection extension or improvement of footways, cycleways, public rights of way and bridleways for active travel and canals to provide local transport routes to home, work, services and leisure. Overall, the policy seeks in clause 1 to widen travel and transport choices and to improve connectivity and accessibility whilst moving towards reduced car dependency and managing the impacts of transport movements on communities and our environment.

NPPF 2021 requires in 104 that transport issues are considered from the earliest stages of plan-making to that potential impact of development on transport networks can be addressed and that opportunities to promote walking, cycling and public transport are identified and pursued.

⁹ Shropshire Council Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 December 2020

Transport impacts will be focused on road traffic impacts and the ability to improve walking and cycling.

Site 1

Redthorn Farm has access from Lion Lane. 60 dwellings on this site has the potential to cause an unsafe access. The road from the site onto Lion Lane would be on a steep gradient and the sightlines from the access may be obscured by vegetation (not thought to be under the control of the proposer).

Cycling can be achieved on existing roads.

Site 2:

Safe vehicle access is achievable off Ludlow Road with unobstructed lines of sight at the site entrance. Catherton Road is narrow and already services a significant number of properties therefore safe vehicle access is not achievable from the site onto Catherton Road.

There is scope to link to the existing footpath network. Cycling can be achieved on existing roads.

Site 3

This site has direct access to the A4117 along a stretch of road that is relatively straight so that visibility at the site entrance should be acceptable. The site is relatively large and functionally in two parcels. The north eastern parcel is directly adjacent to the A4117. The south western parcel would require a relatively long access road from the A4117 to the developed area. However, it would be possible to construct this access in a manner that would not negatively impact on residential properties or the nearby scheduled monument.

There is scope to link to the existing footpath network. Cycling can be achieved on existing roads.

Site 4

This site has direct access to the A4117 along a stretch of road that is relatively straight so that visibility at the site entrance should be acceptable.

There is scope to link to the existing footpath network. Cycling can be achieved on existing roads.

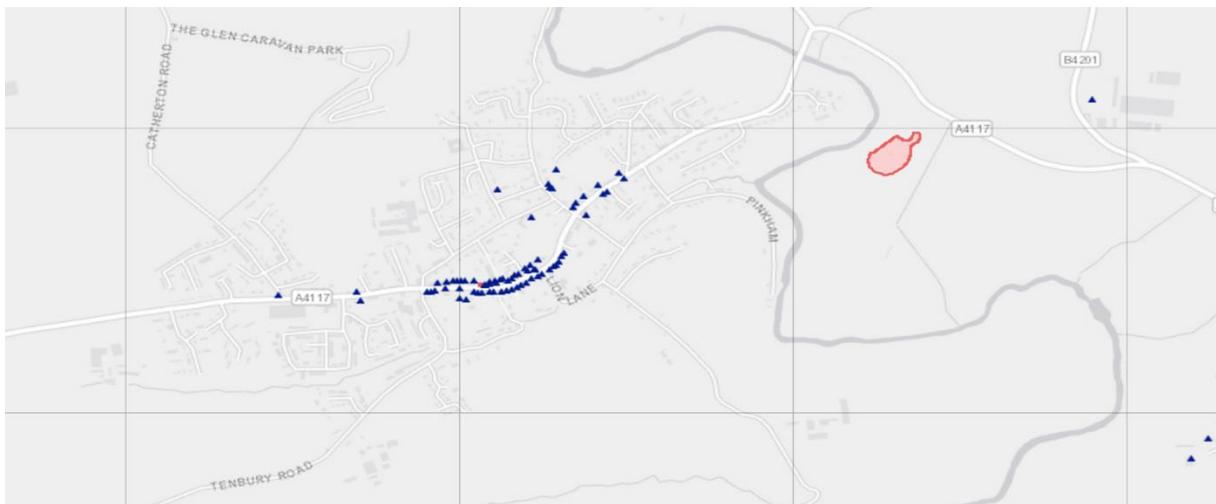
9 Heritage, Emerging Local Plan policy DP23 and NPPF 2021 policies will be considered.		
Site number	Comments	Assessment
1 Redthorn Farm	The site is adjacent to the Conservation Area and would require careful design to overcome harm to its setting.	
2 Ludlow Road	The site is not in the setting of the Conservation Area and there are no listed buildings in the area though there is potential harm to the non-designated heritage asset of Curdale Farm.	
3 South of A4117	The site is unlikely to have any heritage implications other than the proximity to Castle Toot. The site, if developed, would be required to pay special regard to the setting of the monument and impact upon it should be mitigated by careful landscape screening. The site is likely to impact the setting of Mawley Hall.	
4 North of A4117	The site is unlikely to have any heritage implications. The site is likely to impact upon the setting of Mawley Hall.	

Emerging Local Plan policy DP23 requires that Shropshire’s heritage assets will be protected, conserved, sympathetically enhanced and restored by wherever possible, avoidance of harm or loss of significance to designated heritage assets including their settings. Proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.

Adopted Core Strategy policies CS6 and CS17 and SAMdev policy MD 13 are supported by the Shropshire Council Historic Environment Supplementary Planning Document.

The NPPF 2021 states in 190 that plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets.

A review of listed buildings and structures using Historic England’s map search of listed buildings is shown here.



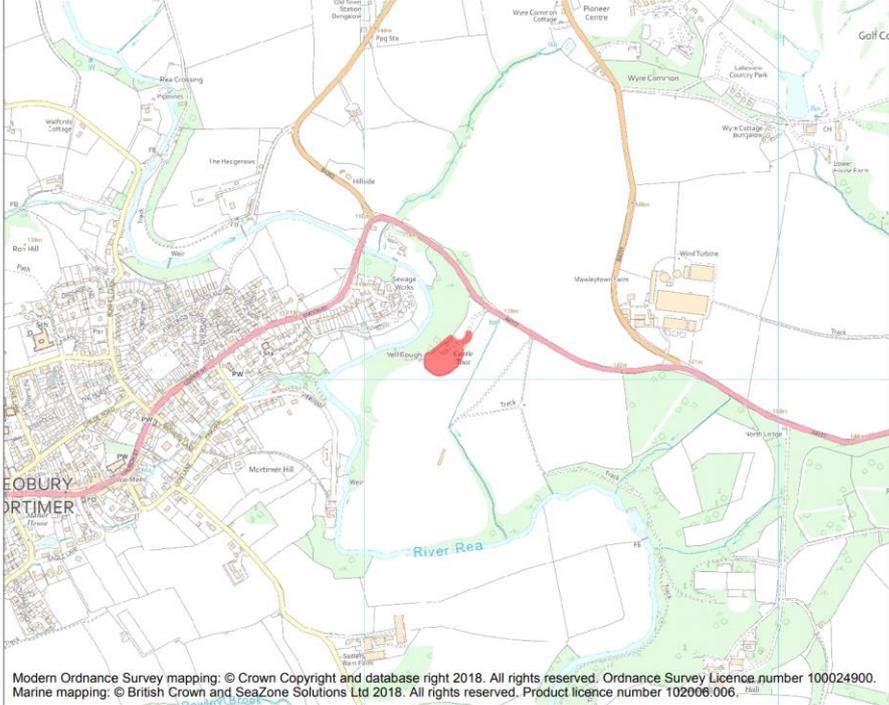
Source: Historic England

Sites 1, 2 and 4 are not directly adjacent to or within the setting of a listed building. They can therefore be considered to have an acceptable impact on this aspect of the historic environment.

Site 3 is to the south of the Castle Toot motte castle scheduled monument. The reasons for designation are:

Castle Toot motte castle survives well and is a good example of its class. The castle earthworks survive largely intact, incorporated into the landscaped gardens of the house, and will contain stratified archaeological information concerning their age and method of construction. The foundations of the original buildings which stood on the site will survive as buried features in the interior of the castle. Evidence of walling associated with a gatehouse and entrance causeway or bridge, sited in the north east quarter of the site, will also survive as buried features. Archaeological evidence relating to the occupation of the site will survive throughout the site. Environmental evidence relating to the landscape in which the monument was constructed will be preserved in the fill of the ditch and sealed on the old land surface beneath the ramparts. The castle is positioned to control a crossing point of the River Rea on the outskirts of the medieval settlement of Cleobury Mortimer. As such it contributes valuable information relating to the management of communications, settlement pattern, economy and social structure [sic] of this area of the countryside during the medieval period.

Development on any part of Site 3 may have an impact on the setting of Castle Toot. Site design would require special attention to preserve the setting of the castle. NPPF 2021 200 requires that any harm to or loss of the significance of a designated heritage asset from development within its setting should require clear and convincing justification. NPPF 202 requires that were proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The Heritage designation of Castle Toot motte castle is shown here.



Heritage Category:	Scheduling
List Entry No :	1012868
County:	
District: Shropshire	
Parish: Cleobury Mortimer	

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR:	SO 68201 76059
Map Scale:	1:10000
Print Date:	21 September 2021

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Name: Castle Toot motte castle, 450m WSW of Mawleytown Farm.



Historic England
HistoricEngland.org.uk

Mawley Hall, a Grade 1 listed building sits atop a hill to the south of the settlement. Development at Sites 3 and 4 have the potential to affect its setting. The listing is copied below.

CLEOBURY MORTIMER

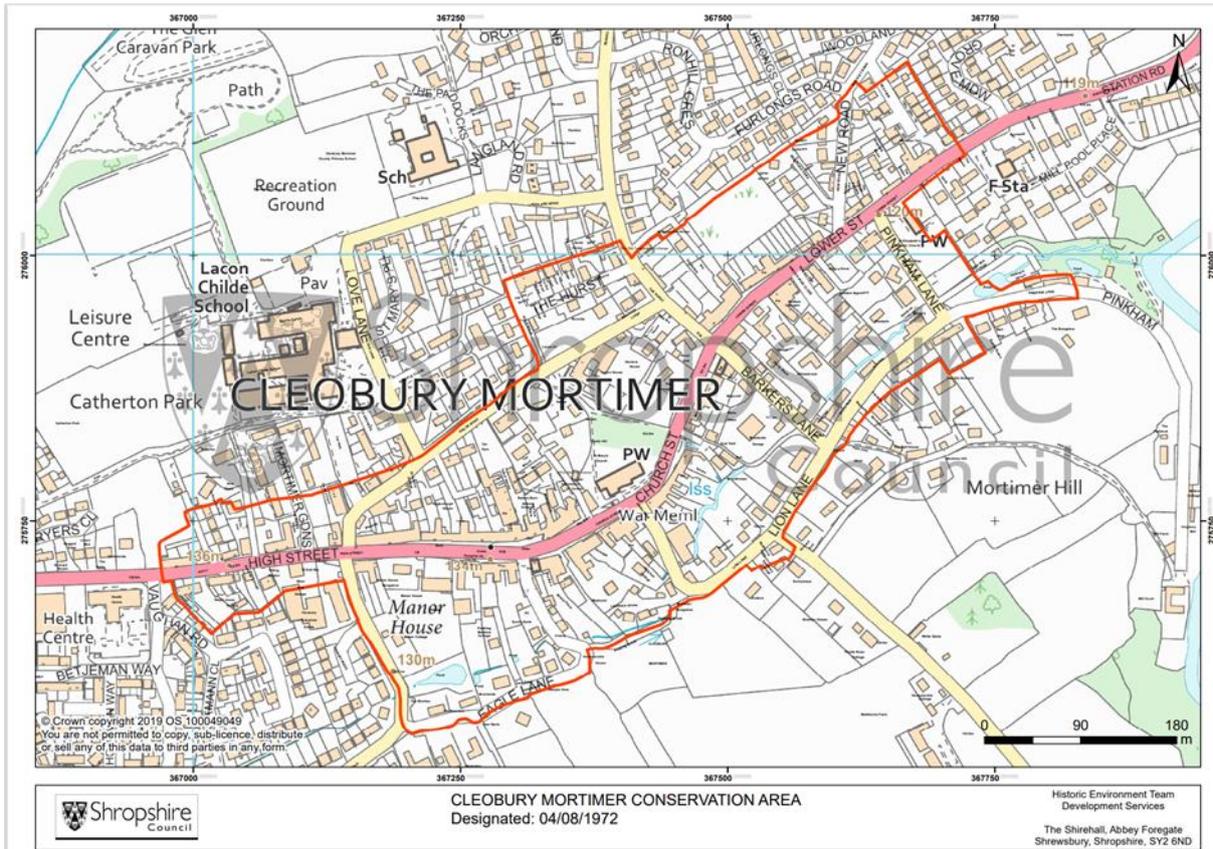
SO67NE Mawley Hall 582-1/2/26 12/11/54

GVI

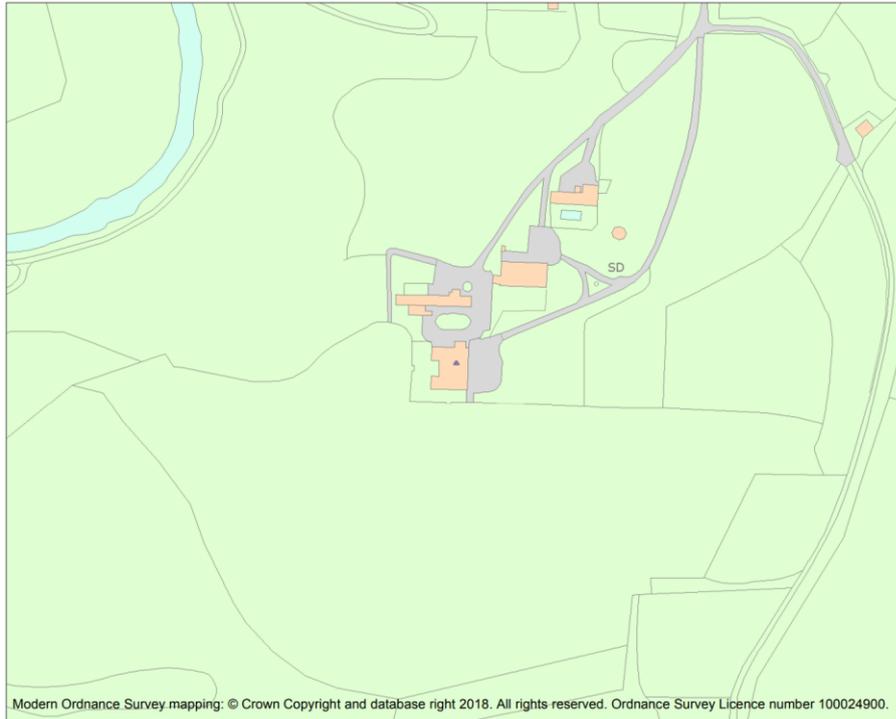
Country house. c1730, restored 1962. Attributed to either Francis Smith of Warwick, or Thomas White of Worcester. **MATERIALS:** red brick with sandstone ashlar dressings; Giant Roman Doric order pilasters at corners and at angles of 3-bay centre supporting large moulded and dentilled cornice below second floor and continued above by short panelled pilasters supporting smaller parapet cornice. Windows with gauged brick lintels with raised keystones supporting shelf and carved apron below sills, doors with broken segmental pediments advanced over pilasters or demi-columns, large urns set on parapet. Hipped slate roof. 4 large integral panelled brick ridge chimneys. **PLAN:** rectangular of 9 bays by 7. **EXTERIOR:** 3 storeys and basement. North-east front is 9-window range of 9/6 sashes, 6/3 at second floor, with central 3 bays slightly advanced under steep pediment with tall statues each side and urn at apex and with tympanum of plain brick now replacing an infill of the original carved coat of arms. The central sashes with rosette surrounds, with the first-floor surround flanked by elongated volutes. The central door has segmental pediment with broken bed and apex with enriched frieze and supported by Corinthian demi-columns either side of a 10-panelled door. South-east front: 7-window

range of 9/6 sashes, 6/3 at second floor with central 3 bays advanced. The central door has segmental pediment with modillions and broken apex with plain frieze and supported by Ionic pilasters. 4 pairs of windows set under sashes set in ashlar basement wall. South-west front: 9-window range of 9/6 sashes, 6/3 at second floor, with central 3 bays recessed. The central door has broken apex pediment with Doric entablature and pilasters, and is approached from a double flight of steps balustraded with enriched wrought iron. Basement windows as for south-east side. North-west front: 7-window range of 9/6 sashes, 6/3 at second floor with 6/6 in basement to right-hand side. Central 3 bays aligned with flanking bays. Central doorcase is at basement level and has simple quoined ashlar surround with simple entablature with a projecting keyblock. Left side of central bay partly covered by later projecting brick flat roofed extension rising to second floor with mostly paired 6/6 sashes. Left flanking bays covered to first floor with projecting brick flat-roofed extension with C20 garage doors. INTERIOR: generally very richly decorated in early C18 style and mostly intact. Notable features include: entrance hall and staircase hall divided by an internal colonnade of 3 rusticated arches, has highly decorative Italianate plasterwork throughout depicting Imperial busts and classical mythology and is reputed to be by one of the Italian stuccodores, Artari, Bagutti and Vassalli, ornate doorcases with broken apex segmental pediments with inset busts, 10-panelled doors with raised and fielded panels, attached Baroque-style Corinthian columns. The entrance hall features a large chimneypiece and large overmantel richly carved with military emblems and trophies. The staircase and first-floor balustrade is set around a large open well and features an undulating (or serpentine) mahogany handrail starting with a tail on the balustrade end and terminating at the lower newel with a snake's head with a sphere in its jaws, and has alternate pattern carved balusters set on a crested string which in turn features relief carvings of symbols of the arts and various pursuits, set between festoons. Inlaid drawing room with octagonal pattern marquetry floor, tarsia inlay using exotic timber and brass to decorate pilasters, dado, moulded cornice, doorcases with segmental pediments with apex broken by scrolls. Marble carved chimneypiece with mantel shelf supported on termini. Dining room redecorated in the Adam style c1770 with moulded cornice, attached Corinthian columns framing a large curved recess with moulded frieze, carved white marble fireplace with carved keyblock. Drawing room has modillioned carved cornice, Ionic pilasters and columns, complete large raised and fielded panelling, carved shouldered architraves, overmantel with festoons, all in carved oak. Marble fireplace with richly carved frieze and flanking termini. Trompe-l'oeil painted ceiling by Graham Rust. Roof consists of main bordering pitches with 2 infilling inner pitches. Structure of main king-post trusses with subsidiary king-post trusses set above each main truss principal rafter, tenoned purlins and tenoned ridge, now over-roofed in centre with C20 flat lead roof. (*The Buildings of England: Pevsner N: Shropshire: Harmondsworth, Middlesex: 1958-: 197; Country Life: 18*).

The Cleobury Mortimer Conservation Area is shown here. This shows that Sites 2, 3 and 4 are not within, adjacent or likely to be within the setting of the Conservation Area. However, Site 1 is adjacent to the boundary of the Conservation Area where it joins Lion Lane.



Mawley Hall, Grade I listed, is located to the south and west of the main settlement on a prominent hillside location. Views out of the site form part of its setting. Sites 3 and 4 are likely to lie within these views and therefore have scope to harm the setting of this Grade I listed building. The Mawley Hall site is shown here.



Heritage Category:	Listing
List Entry No :	1383432
Grade:	I
County:	
District:	Shropshire
Parish:	Cleobury Mortimer

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

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List Entry NGR:	SO 68860 75258
Map Scale:	1:2500
Print Date:	22 February 2022

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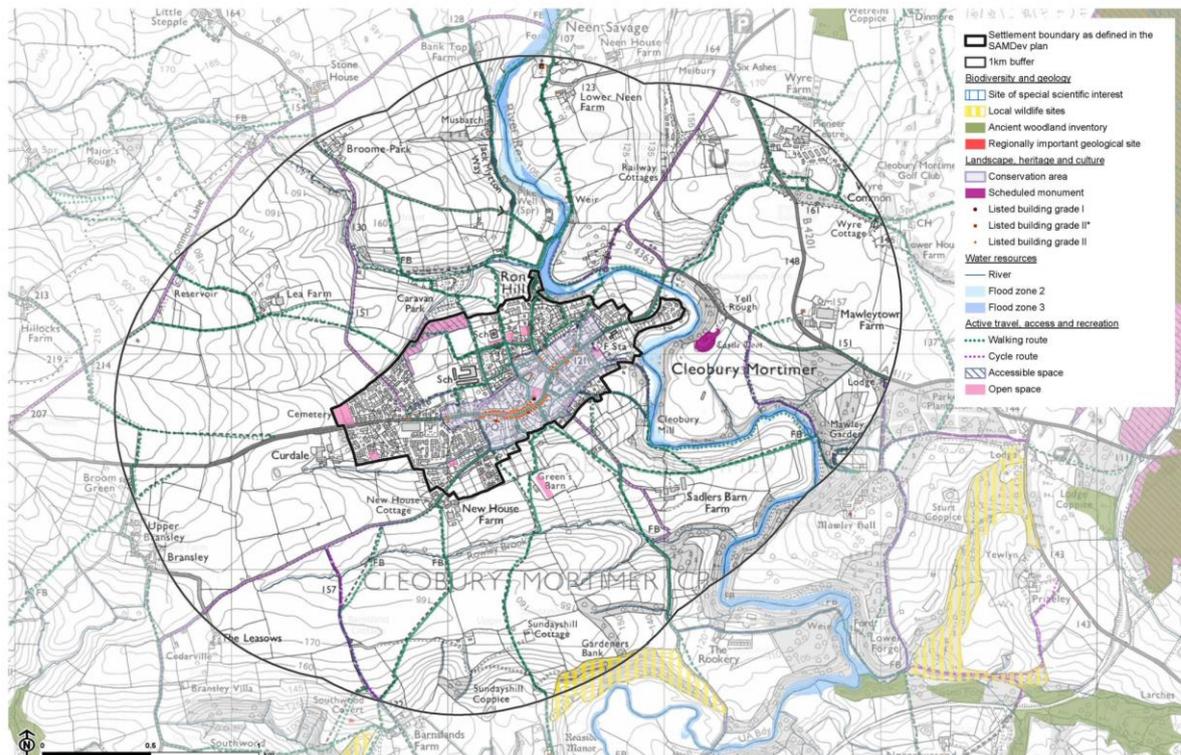
Name: MAWLEY HALL



10 Ecology,		
Site number	Comments	Assessment
1 Redthorn Farm	The site is not likely to affect an SSSI, Local wildlife site, ancient woodland or regionally important geological site. The site if allocated contains a habitat for priority species (lapwing and curlew) and allocation will result in reduction in habitat.	
2 Ludlow Road	The site is not likely to affect an SSSI, Local wildlife site, ancient woodland or regionally important geological site. The site if allocated contains a habitat for priority species (lapwing and curlew) and allocation will result in reduction in habitat.	
3 South of A4117	The site is not likely to affect an SSSI, Local wildlife site, ancient woodland or regionally important geological site. The site if allocated contains a habitat for priority species (lapwing and curlew) and allocation will result in reduction in habitat. The site is in the River Rea wildlife corridor and is adjacent to Priority Habitat Deciduous Woodland. However, harm to these areas can be avoided given the extensive size of the site.	
4 North of A4177	The site is not likely to affect an SSSI, Local wildlife site, ancient woodland or regionally important geological site. The site if allocated contains a habitat for priority species (lapwing and curlew) and allocation will result in reduction in habitat.	

The Shropshire Green Infrastructure Strategy (2021) specifically considered Cleobury Mortimer, shown here. This shows that none of the sites are likely to affect an SSSI, Local wildlife site, ancient woodland or regionally important geological site.

Existing Green Infrastructure Assets and Key Constraints



A review of Magic Maps indicates that two priority species have been identified in Cleobury Mortimer (Curlew and Lapwing). All 4 sites are equally affected, though the loss of open land on any site will effectively reduce habitat.

There are significant tracts of woodland and woodland pasture in the parish as shown here. Sites 3 and 4 are adjacent to or contain woodland habitat which and any development on these sites must avoid harm to them. However, given the extensive size of both sites, this is not considered to be a significant constraint.



11 Scope for planting trees		
Site number	Comments	Assessment
1 Redthorn Farm	There is significant scope for additional tree planting within the site and any residential allocation would require tree screening along all residential frontages to protect residential amenity.	
2 Ludlow Road	There is significant scope for additional tree planting within the site and any residential allocation would require tree screening along all residential frontages to protect residential amenity.	
3 South of A4117	The site would require extensive tree planting to mitigate harm to the landscape (see below) and would also require careful design to protect and where possible enhance existing wooded areas adjacent to the site, particularly in the River Rea corridor.	
4 North of A4177	The site would require extensive tree planting to mitigate harm to the landscape (see below) and would also require careful design to protect and where possible enhance existing wooded areas adjacent to the site.	

Site 1 contains few trees though there is a mature hedgerow on the site’s western and southern boundaries, and there is a hedge in the main parr of the site adjoining the residential property to the north.

Site 2 is currently used for agriculture and though there are a few mature roadside trees, there are no trees on the site otherwise.

Site 3 contains no trees but is surrounded by tree belts, particularly in the River Rea corridor. There is extensive scope for additional tree planning as part of any residential scheme.

Site 4 is bordered by a belt of trees between the southern boundary and the A4117. To the east, but outside the site, is a well developed belt of trees which is coincident with a public footpath.

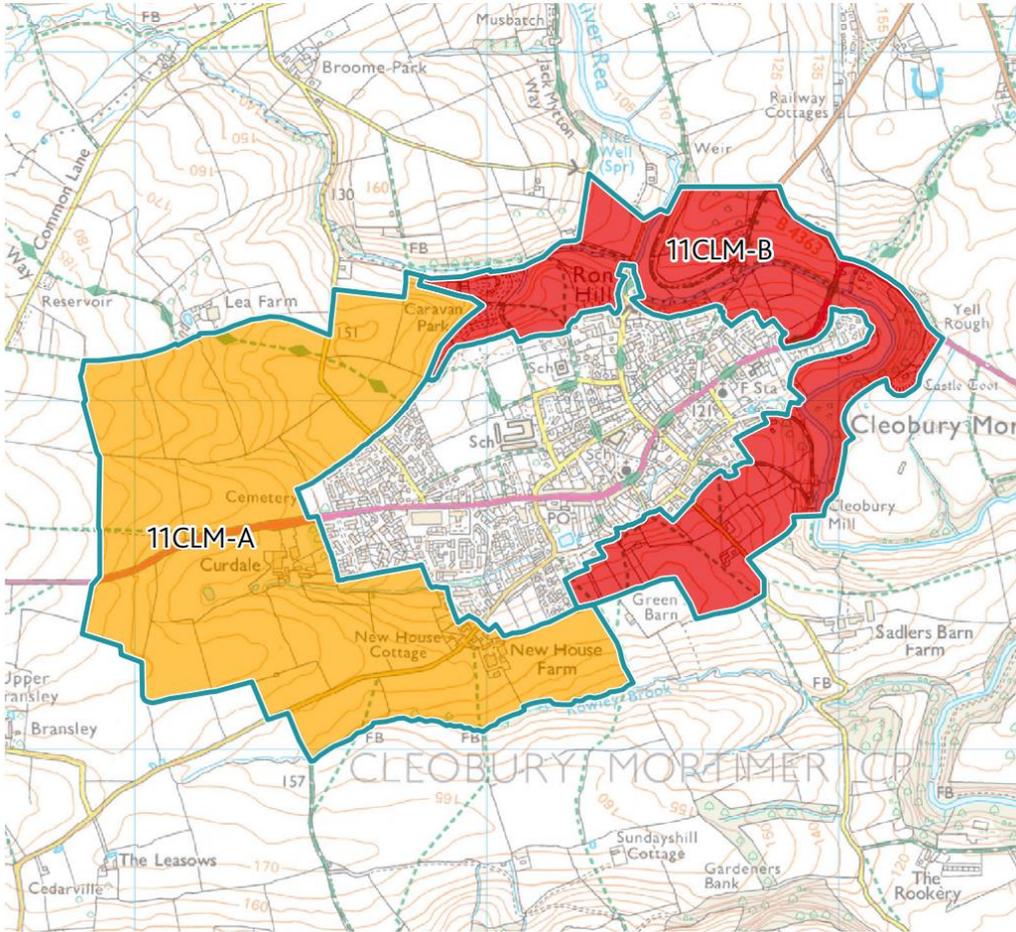
12 Visual Sensitivity		
Site number	Comments	Assessment
1 Redthorn Farm	high	
2 Ludlow Road	medium	
3 South of A4117	high	
4 North of A4177	high	

The Landscape and Visual Sensitivity Assessment for Cleobury Mortimer considered the settlement in two parcels: A and B. For the purposes of the Site allocation, Parcel A contains Site 2 and Parcel B contains site 1. Sites 3 and 4 are not assessed but are adjacent to Parcel B. . Given the lack of other evidence, assessment of Sites 3 and 4 will utilise evidence for Parcel B.

Parcel A (Site 1)
LANDSCAPE SENSITIVITY The parcel has some typical rural characteristics and sense of tranquility, however these have been weakened by agricultural intensification and are vulnerable to further loss. The distinctly undulating landform balanced with the low levels of public access and notable features means the landscape is of medium sensitivity to change as a result of new housing.
VISUAL SENSITIVITY The prominent landform within parcel A and the views to and from it, are sensitive to changes within the view and combined with the type of receptors present, means over the views experienced are of medium sensitivity to change arising from new housing.
Parcel B (sites 2,3,4)
LANDSCAPE SENSITIVITY The topography of the parcel has minimise exposure to more intensive farming, but it remains susceptible to other developments and combined with the presence of natural features and recreational use means the sensitivity of the landscape to change as a result of housing is high.
VISUAL SENSITIVITY Cleobury Mortimer has a strong rural settlement character that is enhanced by the scenic 'nestled' appearance within the landscape, which combined with the notable features of the parcel and designations, contributes to views that are highly scenic which means overall, the views experienced are of high sensitivity to change arising from new housing

Cleobury Mortimer Landscape Sensitivity is shown here.

 **HOUSING**



KEY:

 SENSITIVITY PARCEL

LANDSCAPE SENSITIVITY:



13 Capacity to accommodate 120 dwellings (at 30 dwellings per ha), or a minimum of 4 ha of developable area			
Identification of land for 120 homes is a basic condition that the NDP must meet since the housing need has been identified by the LPA and it cannot realistically be met by windfall development.			
Site number	Size in hectares	Number of dwellings theoretically possible at 20 dwellings per hectare	Capacity to accommodate 120 dwellings
1 Redthorn Farm	3.23	Proposed 60 dwellings	
2 Ludlow Road	5.73	1 ha green space, 0.5 ha cemetery leaving 4.23 ha for development	
3 South of A4117	12.8 ha		
4 North of A4177	7.9 ha		

14 Provision for community outdoor space and green infrastructure		
The community has identified a need for new community space to add to existing infrastructure. In addition, there is an identified shortfall of 4.4 ha. of green infrastructure. It may be possible for the Town Council to work with the proposer to secure quality green infrastructure and any necessary structures.		
Site number	Comments	Assessment
1 Redthorn Farm	The proposal is to include green space but the size is not provided. However, given the limited size of the site, the contribution could not be large.	
2 Ludlow Road	The proposal includes 1 ha of green space and 0.5 ha of cemetery space.	
3 South of A4117	The proposal is an extensive tract of land and it would be possible to create new and enhanced green infrastructure at the River Rea.	
4 North of A4177	The proposal is an extensive tract of land and it would be possible to create new and enhanced green infrastructure along the A4117 and to the north in the wooded area.	

15 Provision of cemetery space (0.5 ha)		
The Place Plan has identified that additional cemetery space is required at the end of the NDP period.		
Site number	Comments	Assessment
1 Redthorn Farm	The site is too small to accommodate cemetery space and no additional space has been offered.	
2 Ludlow Road	Cemetery space of 0.5 ha has been proposed.	
3 South of A4117	The site is sufficiently large to accommodate cemetery space on site. The landowner has other land that could be offered to the Town Council as an alternative.	
4 North of A4177	The site is sufficiently large to accommodate cemetery space on site. The landowner has other land that could be offered to the Town Council as an alternative.	

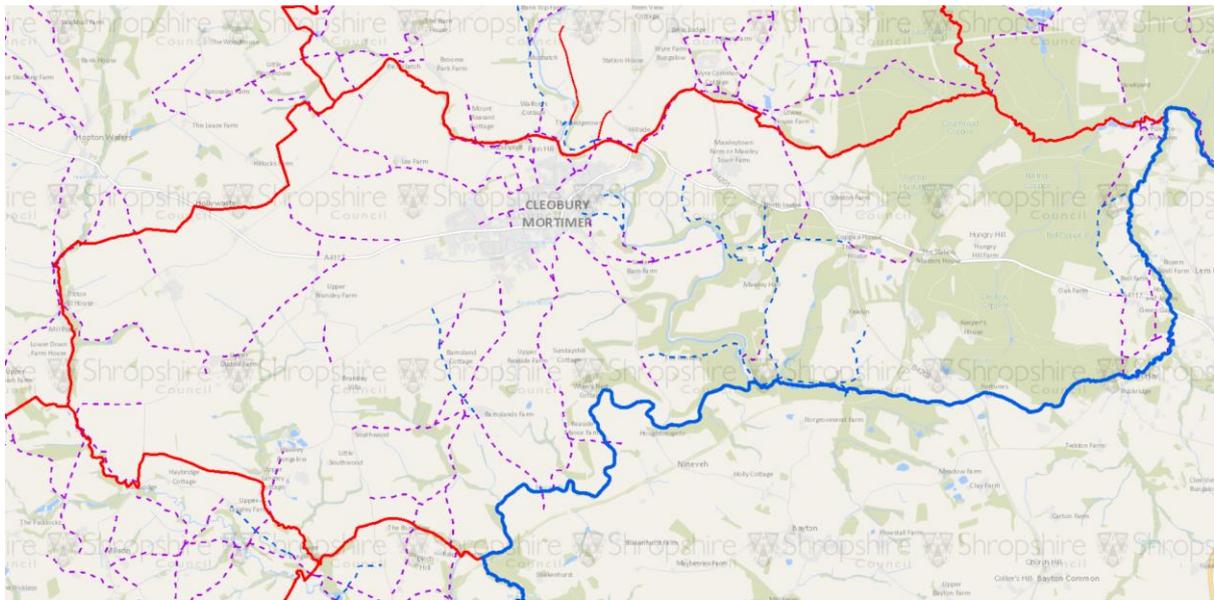
The Town Council has identified that existing burial space is predicted to run out by the end of the NDP period (2038) 0.5 hectares of new burial space should be a requirement for significant new housing development.

16 Good level of sustainability by foot and cycle The community wishes to see less congestion caused by traffic in the town centre and maintain and enhance opportunities to walk and cycle for local journeys.		
Site number	Comments	Assessment
1 Redthorn Farm	A footpath crosses part of the site and would probably be incorporated into the site access road.	
2 Ludlow Road	A new footpath connection could be created on the site's southern boundary linking Catherton Road to Ludlow Road via a new green corridor that crosses around the cemetery extension.	
3 South of A4117	There are no footpaths crossing or adjoining the site. However, the proposer has indicated that it would be possible to create new linkages into the town. This would require a crossing of the River Rea and gaining access onto Pinkam. This would require crossing land that is not in the landowner's control.	
4 North of A4177	There is an existing footpath on the north western boundary of the site which has the potential for improvement for walkers. There is a footpath into the town centre on footway adjoining the A4117.	

There is a well-developed public footpath network in the parish shown below.

17 Potential to secure wildlife corridor improvements The community has also supported the creation of improved wildlife corridors to link the developed area to the countryside and to allow essential journeys to be made on foot or cycle.		
Site number	Comments	Assessment
1 Redthorn Farm	The site can improve footpath linkages to the countryside.	
2 Ludlow Road	The site can be linked to the green corridors to the north, linking the site to the countryside. A new footpath and nature corridor can be created to link Ludlow Road to Catherton Road, linking to an existing wildlife corridor to the east of Catherton Road.	
3 South of A4117	This site has the potential to significantly add to the River Rea corridor by tree planting and habitat enhancement. Increased planting to reduce flow of water and provide a natural buffer to help reduce downstream flood risk.	
4 North of A4177	Improvements to footpath wayfinding is possible.	
Health and Wellbeing		
1 Redthorn Farm	The site, due to its relatively small size, could only make a small open space contribution	
2 Ludlow Road	The proposer has offered 1 ha of open space provision	
3 South of A4117	The site could provide accessible green space, play areas and allotments. Provision on the eastern side of town is preferred in the Green Infrastructure Strategy.	
4 North of A4177	The site could provide accessible green space, play areas and allotments. Provision on the eastern side of town is preferred in the Green Infrastructure Strategy.	

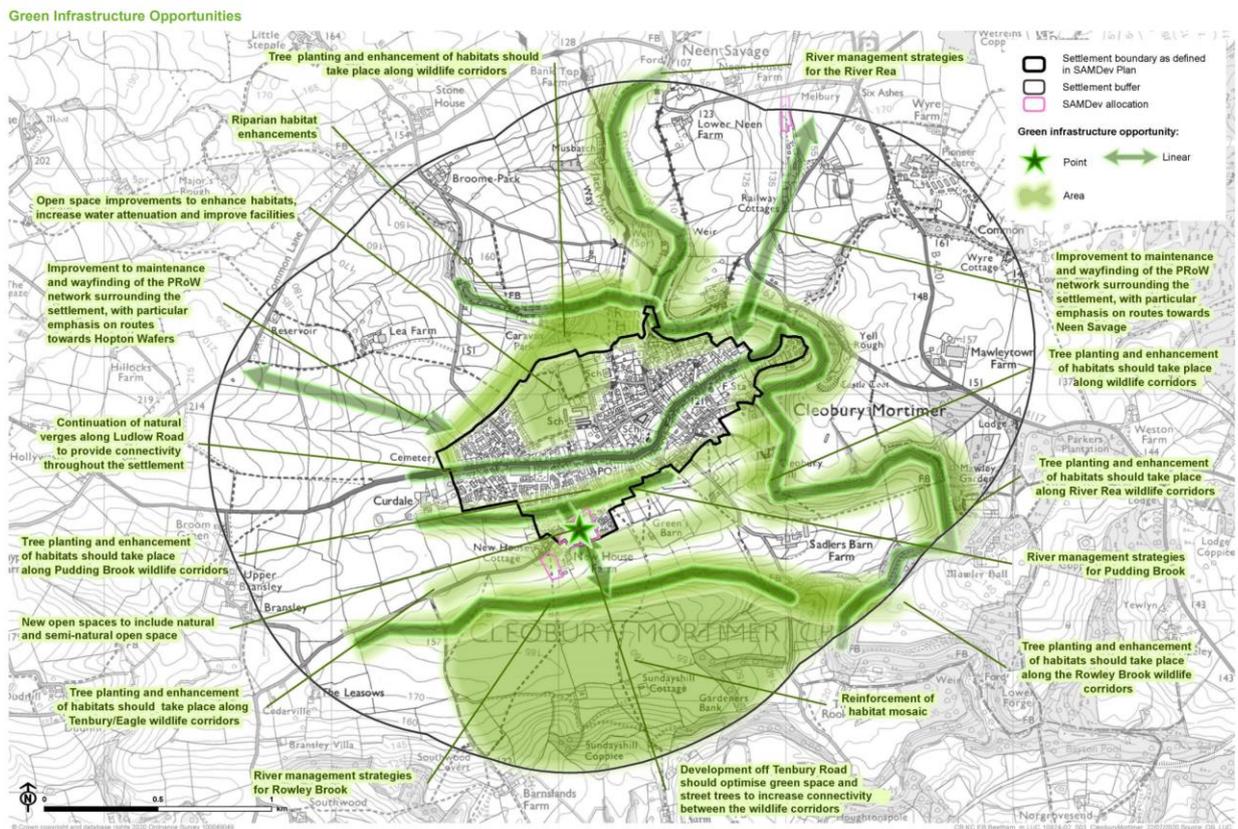
The public rights of way network is shown here.



Source: Shropshire Public Rights of Way Map

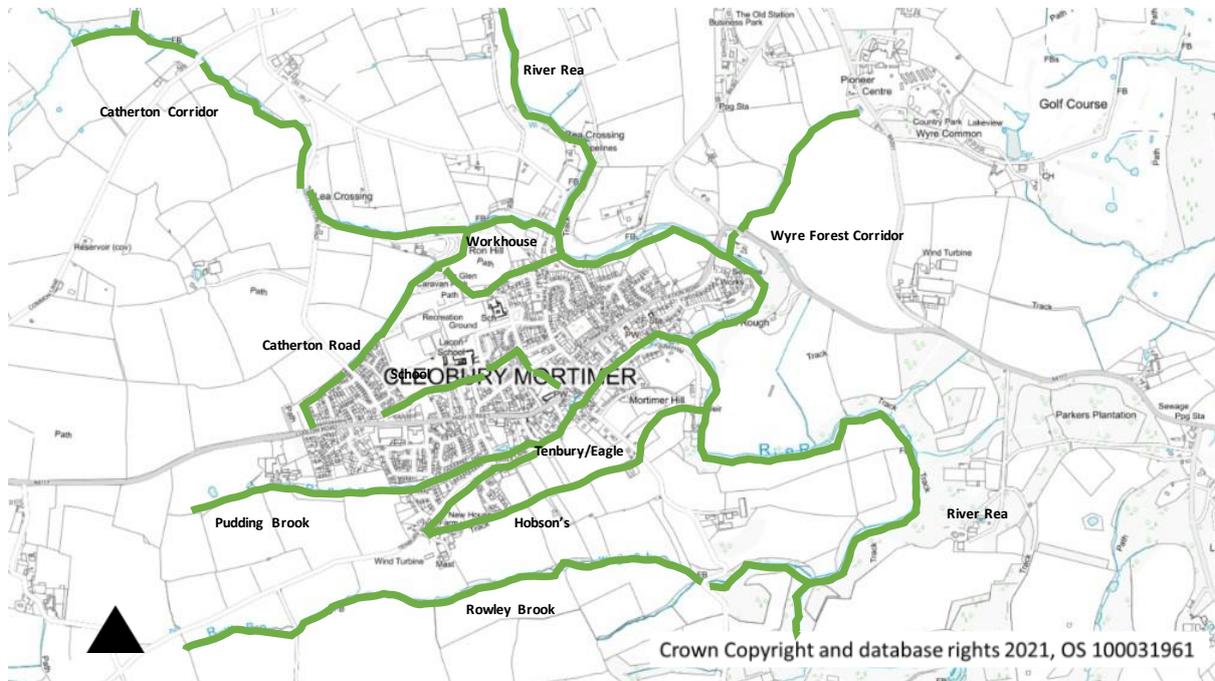
The Shropshire Green Infrastructure Strategy has identified the following wildlife corridors for Cleobury Mortimer.

Tree planting and enhancements of habitats.



Too much information on the map making it difficult to read. Maybe a reference number and table approach would be better?

Local wildlife corridors are shown here.



Health, Wellbeing

The Green Infrastructure Strategy and the Open Space Assessment identified that there is a requirement for accessible green spaces in the south west of the settlement which should include allotments for which there is currently no provision. Semi natural and natural green space is a key priority for Cleobury Mortimer and if possible should be located east of Cleobury Mortimer to provide an additional buffer between the settlement and the River Rea and provide accessibility to open space.

Appendix D: Current provision Open Spaces and Place Plans 2017 identifies that Cleobury Mortimer has 2.5 hectares of open space provision per 1000 population which is a deficit of 4.4 hectares. The County Average is 6.8 hectares per 1000 population. This is set out in more detail in the table copied below:

CLEOBURY MORTIMER

Existing provision per population compared with benchmarks

Typology	Provision (Hectares) per 1000 population	Benchmark	Surplus/deficit
Parks and gardens	0	0.18	-0.18
Natural and semi natural green space	0.599620253	2.13	-1.530379747
Green corridors	0		
Amenity green space	0.148227848		
Children's play areas	0.040506329	0.8	-0.759493671
Provision for young people	0.136582278		
Outdoor sports	1.28721519	1.6	-0.31278481
Allotments	0	0.3	-0.3
Churchyards and cemeteries	0.263037975		
Civic spaces	0.001518987		

Any housing development arising from allocations in the CMNDP would be expected to make a contribution to meeting the identified open space shortfall.

Site number	Comments	Assessment
18	Avoidance of traffic impacts. The community and the Town Council have long standing concerns that traffic on the Tenbury Road junction with the High Street is already very heavy and that this should not be exacerbated by new development if possible. Schemes that are likely to lead to traffic flows on other roads and junctions will be viewed favourably.	
1 Redthorn Farm	One third of travel to work journeys (moving to/from the east) will unavoidably travel through the Tenbury Road and High Street Junction.	
2 Ludlow Road	Two thirds of travel to work journeys (moving to/from the east) will unavoidably travel through the Tenbury Road and High Street Junction	
3 South of A4117	One third of travel to work journeys (moving to/from the east) will unavoidably travel through the Tenbury Road and High Street Junction.	
4 North of A4177	One third of travel to work journeys (moving to/from the east) will unavoidably travel through the Tenbury Road and High Street Junction	

The community and the Town Council have long standing concerns that traffic on the Tenbury Road junction with the High Street is already very heavy and that this should not be exacerbated by new development if possible. Schemes that are likely to lead to traffic flows on other roads and junctions will be viewed favourably.

The Cleobury Mortimer Town Profile information on travel to work has been analysed below to estimate the direction of travel for people into the town in their travel to work. It shows that approximately 68% of the population would be traveling to and from destinations to the east and around 32% will be traveling to/from destinations to the west.

Main Destinations for Cleobury Mortimer Resident Workers	%	Most Likely Direction of Travel To/From Town Centre	
		East	West
Cleobury Mortimer	22.4%	11.2%	11.2%
Rest of Shropshire (Ludlow, Craven Arms, Bridgnorth, Telford, Shrewsbury)	29.8%	19.8%	10.0%
Herefordshire	7.5%	0.0%	7.5%
Malvern Hills	10.5%	10.5%	0.0%
Worcester	2.9%	2.9%	0.0%
Wychavon	2.1%	2.1%	0.0%
Wyre Forest	10.5%	10.5%	0.0%
Birmingham	2.4%	2.4%	0.0%
Dudley	2.5%	2.5%	0.0%
Other	9.4%	6.3%	3.1%
	100.0%	68.2%	31.8%

Base Data taken from "Cleobury Mortimer Market Town Profile - Winter 2017/18"
<https://shropshire.gov.uk/media/9801/cleobury-mortimerv2.pdf>

Appendix 4: Requirements against emerging Local Plan policies

Constraints from emerging Local Plan (Regulation 19 Pre-Submission Draft Shropshire
Local Plan December 2020

Cleobury Mortimer is classified as an Urban Centre and Key Centre in Schedule SP2.1 under policy SP2. The scoring of sites is colour coded: green = policy is capable of being met within proposer's scheme; amber = policy is not fully met, red = policy is not met and cannot be met with the proposer's scheme.

SP3: Climate Change (relevant clauses)		
Site number	Comments	Assessment
1 Redthorn Farm	Development would require walking and cycling links to town centre electric vehicle charging, promote fabric energy efficiency, integrating renewable and low carbon energy systems, carbon offset through tree planting, , protect and enhance existing hedgerows, Suds to control surface water flowing into town and local water courses	
2 Ludlow Road	Development would require walking and cycling links to town centre including footways along Catherton and Ludlow roads, electric vehicle charging, promote fabric energy efficiency, integrating renewable and low carbon energy systems, carbon offset through tree planting, creation of new walking and natural corridor linking Ludlow Road and Catherton Road, protect and enhance existing hedgerows, SUDS to control surface water flowing into town and local water courses	
3 South of A4117	Development would require walking and cycling links to town centre through creation of new route over third party land, electric vehicle charging, promote fabric energy efficiency, integrating renewable and low carbon energy systems, carbon offset through tree planting, improve wetland at River Rea, protect and enhance existing hedgerows, Suds to control surface water flowing into River Rea, habitat improvements at River Rea to strengthen wildlife corridor	
4 North of A4177	Development would require, electric vehicle charging, promote fabric energy efficiency, integrating renewable and low carbon energy systems, possible links to anaerobic digester in Community Heat and Power scheme, carbon offset through tree planting, , protect and enhance existing hedgerows, Suds to control surface water flowing into River Rea, habitat improvements at River Rea and to north of site in gully to strengthen wildlife corridor	

SP5: High Quality Design		
Site number	Comments	Assessment
1 Redthorn Farm	Design should be in character with Cleobury Mortimer including respecting the existing pattern of gardens and characteristic red brick construction. Buildings should be designed to maximise opportunities for solar gain, efficient use of water and should positively contribute to the distinctiveness of Cleobury Mortimer. Building scale should relate to locally distinctive development (in this case 30 dwellings per hectare).	
2 Ludlow Road	Design should be in character with Cleobury Mortimer including respecting the existing pattern of gardens and characteristic red brick construction. Buildings should be designed to maximise opportunities for solar gain, efficient use of water and should positively contribute to the distinctiveness of Cleobury Mortimer. Building scale should relate to locally distinctive development (in this case 30 dwellings per hectare).	
3 South of A4117	Design should be in character with Cleobury Mortimer including respecting the existing pattern of gardens and characteristic red brick construction. Buildings should be designed to maximise opportunities for solar gain, efficient use of water and should positively contribute to the distinctiveness of Cleobury Mortimer. Building scale should relate to locally distinctive development (in this case 30 dwellings per hectare).	
4 North of A4177	Design should be in character with Cleobury Mortimer including respecting the existing pattern of gardens and characteristic red brick construction. Buildings should be designed to maximise opportunities for solar gain, efficient use of water and should positively contribute to the distinctiveness of Cleobury Mortimer. Building scale should relate to locally distinctive development (in this case 30 dwellings per hectare).	

SP6: Health and Wellbeing		
Site number	Comments	Assessment
1 Redthorn Farm	New development should promote safe walking and cycling routes by creating attractive and safe linkages to the existing walking and cycling network. The site is not within walking distance of formal public open space for which there is an identified shortage in the settlement and should make specific provision for new open space including a play area or similar facility for children of all ages. Ensuring that there is high quality broadband provision to all dwellings.	
2 Ludlow Road	New development should promote safe walking and cycling routes by creating attractive and safe linkages to the existing walking and cycling network. The site is within walking distance of existing formal public open space in the QE11 park which includes a skate park and exercise machines. Ensuring that there is high quality broadband provision to all dwellings.	
3 South of A4117	New development should promote safe walking and cycling routes by creating attractive and safe linkages to the existing walking and cycling network. The site is not within walking distance of formal public open space for which there is an identified shortage in the settlement and should make specific provision for new open space including a play area or similar facility for children of all ages. Ensuring that there is high quality broadband provision to all dwellings.	
4 North of A4177	New development should promote safe walking and cycling routes by creating attractive and safe linkages to the existing walking and cycling network. The site is not within walking distance of formal public open space for which there is an identified shortage in the settlement and should make specific provision for new open space including a play area or similar facility for children of all ages. Ensuring that there is high quality broadband provision to all dwellings.	

DP1: Residential Mix and DP2: Self-Build and Custom-Build Housing, DP3: Affordable Housing Provision		
Site number	Comments	Assessment
1 Redthorn Farm	The site should include 20% affordable housing in a range of 2,3 and 4 bedroom properties of which 40% will be affordable housing. Market rate housing should be 2, 3 and 4 bedroom properties. This site is marked amber because it is relatively small and will be able to offer a reduced range of affordable housing opportunities.	
2 Ludlow Road	The site should include 20% affordable housing in a range of 2,3 and 4 bedroom properties of which 40% will be affordable housing. Market rate housing should be 2, 3 and 4 bedroom properties and should include at least 10% bungalows. 10% of the dwellings, taken from the market housing portion of the scheme, will be available as serviced plots for self build and customer build developers.	
3 South of A4117	The site should include 20% affordable housing in a range of 2,3 and 4 bedroom properties of which 40% will be affordable housing. Market rate housing should be 2, 3 and 4 bedroom properties and should include at least 10% bungalows. 10% of the dwellings, taken from the market housing portion of the scheme, will be available as serviced plots for self build and customer build developers.	
4 North of A4177	The site should include 20% affordable housing in a range of 2,3 and 4 bedroom properties of which 40% will be affordable housing. Market rate housing should be 2, 3 and 4 bedroom properties and should include at least 10% bungalows. 10% of the dwellings, taken from the market housing portion of the scheme, will be available as serviced plots for self build and customer build developers.	

DP11: Minimising Carbon Emissions		
Site number	Comments	Assessment
1 Redthorn Farm	New housing development will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs will be met within the development and to demonstrate how net carbon emissions will be minimised or avoided.	
2 Ludlow Road	New housing development will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs will be met within the development and to demonstrate how net carbon emissions will be minimised or avoided.	
3 South of A4117	New housing development will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs will be met within the development and to demonstrate how net carbon emissions will be minimised or avoided.	
4 North of A4177	New housing development will be designed to maximise fabric energy efficiency including such measures as: building orientation; high levels of insulation of roofs, floors and walls; maximising airtightness and using solar gain through window/door orientation whilst avoiding overheating and will provide a minimum of 10% of predicted energy needs will be met within the development and to demonstrate how net carbon emissions will be minimised or avoided. Opportunities to utilise power and heat from the nearby anaerobic digester should be explored.	

DP12: Natural Environment		
Site number	Comments	Assessment
1 Redthorn Farm	At least 10% biodiversity net gain will be achieved through the delivery of enhanced hedgerow and tree planting in line with the Shropshire Tree and Woodland Strategy and habitat improvements to Pudding Brook. Additional tree screening will be provided on the eastern edge of the site to protect residential amenity of existing dwellings.	
2 Ludlow Road	At least 10% biodiversity net gain will be achieved through the delivery of enhanced hedgerow and tree planting in line with the Shropshire Tree and Woodland Strategy.	
3 South of A4117	At least 10% biodiversity net gain will be achieved through the delivery of enhanced hedgerow and tree planting in line with the Shropshire Tree and Woodland Strategy. Improvements to the River Rea wildlife corridor will be achieved in accordance with the Shropshire Green Infrastructure Strategy.	
4 North of A4177	At least 10% biodiversity net gain will be achieved through the delivery of enhanced hedgerow and tree planting in line with the Shropshire Tree and Woodland Strategy. Attention to habitat enhancement to the woodland on the north west border of the site will be required.	

DP14: Green Infrastructure		
Site number	Comments	Assessment
1 Redthorn Farm	Development will enhance the existing hedgerows and create links to the countryside.	
2 Ludlow Road	Development will create a new cycling and wildlife corridor along the southern edge linking to an existing corridor to the east of the site across Catherton Road.	
3 South of A4117	Development will not harm or lead to the deterioration of the River Rea wildlife corridor. Access to the River Rea by the entire community will be facilitated by a safe and attractive bridge crossing the River Rea either at the Sewage Treatment works or elsewhere linking the site to the wildlife corridor and allowing access to the River Rea from the wider community.	
4 North of A4177	Development will not harm or lead to the deterioration of the woodland areas to the north west and along the A4117. Footpath improvements will be required to enable a wider section of the community to access the countryside including the creation of dressed surfaces with a long term management plan showing how the footpath improvements will be retained in the long term. New footpath connections and “adventure trails” would be welcomed in the wooded ravine to the north west of the site.	

DP15: Open Space and Recreation		
Site number	Comments	Assessment
1 Redthorn Farm	The development will provide on-site open space equivalent to 30 sq m per person assuming one person per bedroom. Since new schemes will be a mixture of 2-4 bedrooms, the assumption will be that on average, each home will have an average of 3 persons per dwelling, with a per dwelling requirement of 90 sq m provision per household. The proposer has indicated that 60 houses would be sought on this site which would be an equivalent of 5.4 ha of open space provision accessible to the community. Given the small size of the site, this should be provided as play space.	
2 Ludlow Road	The development will provide on-site open space equivalent to 30 sq m per person assuming one person per bedroom. Since new schemes will be a mixture of 2-4 bedrooms, the assumption will be that on average, each home will have an average of 3 persons per dwelling, with a per dwelling requirement of 90 sq m provision per household. A 120 home scheme would provide 1.08 hectares of open space and 1 ha is proposed. The open space could be provided in conjunction with provision of enhanced green infrastructure towards the River Rea corridor. There is pedestrian access to the QE11 park which includes a skate park and public exercise machines.	
3 South of A4117	The development will provide on-site open space equivalent to 30 sq m per person assuming one person per bedroom. Since new schemes will be a mixture of 2-4 bedrooms, the assumption will be that on average, each home will have an average of 3 persons per dwelling, with a per dwelling requirement of 90 sq m provision per household. A 120 home scheme would provide 1.08 hectares of open space. The open space could be provided in conjunction with provision of enhanced green infrastructure in the the River Rea corridor.	
4 North of A4177	The development will provide on-site open space equivalent to 30 sq m per person assuming one person per bedroom. Since new schemes will be a mixture of 2-4 bedrooms, the assumption will be that on average, each home will have an average of 3 persons per dwelling, with a per dwelling requirement of 90 sq m provision per household. A 120 home scheme would provide 1.08 hectares of open space. The open space provision could be provided in an adventure trail system in the woodland parts of the site or as conventional play and outdoor play areas.	

DP16: Landscaping of new development and DP17: Landscape and Visual Amenity		
Site number	Comments	Assessment
1 Redthorn Farm	Any planning application should be accompanied by a landscape plan to accord with this policy and that demonstrates that existing hedgerows have been preserved and enhanced, particularly for their biodiversity and using native species. Overall, tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.	
2 Ludlow Road	Any planning application should be accompanied by a landscape plan to accord with this policy and that demonstrates that existing hedgerows have been preserved and enhanced, particularly for their biodiversity and using native species. Particular attention will be paid to biodiversity and access improvements through the creation of a new wildlife corridor to the south of the site linking Ludlow Road with Catherton Road. The new corridor will also create amenity screening for existing properties that will be functional in all seasons. Overall, tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.	
3 South of A4117	Any planning application should be accompanied by a landscape plan to accord with this policy and that demonstrates that existing hedgerows have been preserved and enhanced, particularly for their biodiversity and using native species. Evidence will be required that Historic England is satisfied with the landscape impacts on Castle Toot scheduled monument. . Particular attention will be paid to biodiversity and access improvements at River Rea with measures to ensure long term management and avoidance of loss of quality or biodiversity over the life of the scheme. Overall, tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.	
4 North of A4177	Any planning application should be accompanied by a landscape plan to accord with this policy and that demonstrates that existing hedgerows have been preserved and enhanced, particularly for their biodiversity and using native species. Particular attention will be paid to biodiversity and access improvements in all wooded areas with measures to ensure long term management and avoidance of loss of quality or biodiversity over the life of the scheme. Overall, tree planting and management will result in 20% tree canopy coverage of the development site 15 years after completion. Existing trees should be retained and where this is not possible, replaced with a native species tree.	

DP18: Pollution and public amenity		
Site number	Comments	Assessment
1 Redthorn Farm	Loss of grade 2/3 agricultural land.	
2 Ludlow Road	Loss of grade 2/3 agricultural land.	
3 South of A4117	Loss of grade 2/3 agricultural land.	
4 North of A4177	Loss of grade 2/3 agricultural land.	

DP19: Water Resources and Water Quality		
Site number	Comments	Assessment
1 Redthorn Farm	The Place Plan indicates that additional sewerage capacity is required by the settlement. This proposal offers no ability to ameliorate this though it will exacerbate the current situation.	
2 Ludlow Road	The Place Plan indicates that additional sewerage capacity is required by the settlement. This proposal offers no ability to ameliorate this though it will exacerbate the current situation.	
3 South of A4117	The Place Plan indicates that additional sewerage capacity is required by the settlement. This is adjacent to land that the water authority has previously queried as a potential expansion site for the existing sewage treatment works on land under control of the proposer. The land may be made available for an extension of the current plant..	
4 North of A4177	The Place Plan indicates that additional sewerage capacity is required by the settlement. This proposal offers no ability to ameliorate this though it will exacerbate the current situation.	

PD22: Sustainable Drainage Systems		
Site number	Comments	Assessment
1 Redthorn Farm	Due to the steep slopes south of the site, all parking and garden paved areas should be permeable and should resist adding to surface water run-off.	
2 Ludlow Road	Sustainable Drainage Systems should control water run-off on-site and avoid pollution impacts from surface water on nearby ditches and streams. . All parking and garden paved areas should be permeable and should resist adding to surface water run-off.	
3 South of A4117	Sustainable Drainage Systems should control water run-off on-site and avoid pollution impacts from surface water on River Rea. Natural Flood management utilising opportunities at River Rea will be welcomed. Due to the steep slopes on the site, all parking and garden paved areas should be permeable and should resist adding to surface water run-off.	
4 North of A4177	Sustainable Drainage Systems should control water run-off on-site and avoid pollution impacts from surface water on River Rea. Due to the steep slopes on the site, all parking and garden paved areas should be permeable and should resist adding to surface water run-off.	

PD23: Conserving and Enhancing the Historic Environment.		
Site number	Comments	Assessment
1 Redthorn Farm	Development should avoid harm or loss of significance of Curdale Farm buildings.	
2 Ludlow Road	Not affected (though Curdale Farm is a non-designated heritage asset that requires protection)	
3 South of A4117	Development should avoid harm or loss of significance of Castle Toot scheduled monument.	
4 North of A4177	Not affected	

DP25: Infrastructure Provision		
Site number	Comments	Assessment
1 Redthorn Farm	Any scheme will be required to make appropriate contributions to infrastructure provision as identified in the assessment of any forthcoming planning application. This includes provision of sustainable transport, open space and green infrastructure necessary to support the development.	
2 Ludlow Road	Any scheme will be required to make appropriate contributions to infrastructure provision as identified in the assessment of any forthcoming planning application. This includes provision of sustainable transport, open space and green infrastructure necessary to support the development.	
3 South of A4117	Any scheme will be required to make appropriate contributions to infrastructure provision as identified in the assessment of any forthcoming planning application. This includes provision of sustainable transport, open space and green infrastructure necessary to support the development.	
4 North of A4177	Any scheme will be required to make appropriate contributions to infrastructure provision as identified in the assessment of any forthcoming planning application. This includes provision of sustainable transport, open space and green infrastructure necessary to support the development.	

DP27: Broadband and Mobile Communications Infrastructure		
Site number	Comments	Assessment
1 Redthorn Farm	Broadband and mobile phone provision will be required by any development to as required in this policy.	
2 Ludlow Road	Broadband and mobile phone provision will be required by any development to as required in this policy.	
3 South of A4117	Broadband and mobile phone provision will be required by any development to as required in this policy.	
4 North of A4177	Broadband and mobile phone provision will be required by any development to as required in this policy.	

DP28: Communications and Transport		
Site number	Comments	Assessment
1 Redthorn Farm	The site is proposed with an access onto Lion Lane where the road slopes steeply upward. The downward slope of the proposed access drive is on very steeply sloping land. Together, these factors indicate that access from the site to the road would be difficult.	
2 Ludlow Road	Site access from the Ludlow Road only. A new walking and cycling route should be created on the southern boundary linking Ludlow Road and Catherton Road through the wildlife corridor.	
3 South of A4117	The site does not currently have a direct walking and cycling route into the town centre nor is there a conveniently located bridge over the River Rea. As such, the site has no convenient method of walking and cycling to amenities and unless access is achieved across third party land, such access is not possible in a direct route. The development site to the south must be accessed from a newly created long access road connecting to the A4117. A road this long would be expensive and may render the overall scheme unviable. However, there is scope to work with Severn Trent water to provide both a pedestrian and cycle link across the current sewage treatment work and significant subsidy of the site access road. However, until this potential is better understood, the site will be marked as red.	
4 North of A4177	This site has access to a full-route footway along the A4117 into the town centre and can therefore easily be served by active transport. The Place Plan indicates that a flashing sign will be required at the junction of B4363 and A4117 which can be provided by this development.	