

Stage 1 Assessment:

Summary Sheet - CRAVEN ARMS

Site Ref	Site Name	Stage 2	Comments
CRAV001	Land off Watling Street	Yes	Land in countryside
CRAV002	Watling Street (adj Castle View & Sunningdale)	Yes	Land in countryside
CRAV003 (ELR056)	Land north of Greenfield Road	Yes	Immediately adjoining development boundary within town edge and proposed for housing use only
CRAV004	Land at Watling Street / Clun Road	Yes	Immediately adjoining development boundary within town edge
CRAV005	South of Clun Road	Yes (partially)	Immediately adjoining development boundary and Scheduled Ancient Monument 32289
CRAV006	Land at Burnside Close, Clun Road	Yes	Immediately adjoining development boundary
CRAV007	Watling Street (rear 124 / 126 Clun Road)	Yes	Land in countryside
CRAV008	Tanglewood Farm	Yes	Land in countryside
CRAV009 (ELR057)	Off Brook Road	Yes	Existing housing allocation within development boundary proposed for housing use only
CRAV010	Roman Downs	No	Partially completed housing development previously allocated
CRAV012	South of Halford	Yes (partially)	Progress northern area to Stage 2 Assessment (southern area affected by Flood Risk)
CRAV013	Land immediately south of Clun Road	Yes (partially)	Progress western area to Stage 2 Assessment (eastern area affected by Flood Risk)
CRAV014	Rear of Ambleside, off Clun Road	Yes	Immediately adjoining development boundary
CRAV015	West of Watling Street (adj New Holding)	Yes	Land in countryside
CRAV016	North of Council Depot, Clun Road	Yes	Land in countryside distant from town
CRAV017 (ELR055)	Land north of Long Lane (east of rail line)	Yes	Immediately adjoining development boundary promoted for employment development
CRAV018 (ELR131)	Land north of Long Lane between rail line and A49	Yes	Reserved employment site across archaeology of important but unscheduled Roman army encampment requiring archaeological assessment possible listing as Scheduled Ancient Monument.
CRAV019	Land adj Gypsy site, north of Long Lane	Yes	Land in countryside
CRAV020	Land north of Gypsy site, off Long Lane	Yes	Land in countryside distant from town
CRAV021	Temperance Hotel, Station Crescent	Yes	Previously developed residential site within town

Craven Arms: Submission

Site Ref	Site Name	Stage 2	Comments
CRAV022 (ELR054)	Abattoir site, Corvedale Road	Yes	Proposed for mixed use redevelopment
CRAV023 (ELR083)	Employment site, Shrewsbury Road	Yes	Protected Employment Site
CRAV024	Land off Clun Road, adj Alexander Park	Yes	Greenfield site within development boundary
CRAV025	Land rear of Fire Station, off Ludlow Road	Yes	Greenfield site within development boundary
CRAV026	Car Park of Old Post Office, Shrewsbury Road	No	Small previously developed commercial site within town
CRAV027	The sidings west of Craven Arms Station	Yes	Greenfield site within development boundary
CRAV028 (ELR084)	Land north west of rail line, Long Lane	Yes	Alternative site for employment use exclusively for relocation and expansion of existing local employer
CRAV029	Land off Corvedale Road	No	Land in countryside distant from town
CRAV030	Land at Newington Farmstead	Yes	Preferred site for key worker accommodation exclusively for relocation and expansion of existing local employer
ELR053E	Land at Newington Farm	Yes	Preferred site for employment use exclusively for relocation and expansion of existing local employer

Notes for the detailed site assessment sheets

Stage 1 assessment sheets: Note 1

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
 - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation
 - ii) SAMDev Issues and Options responses
 - iii) SHLAA call for sites
 - iv) Shropshire Council's Employment Land Review

Stage 2a assessment sheets: Notes 1-5

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. **Designated sites and their buffer zones**

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Stage 2b assessment sheets: Notes 1 and 2

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

Stage 1 Assessment:**Stage 1 Site Assessment: CRAVEN ARMS**

Site ref: CRAV001		Site Name: Land off Watling Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 1.06 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Open land adjoining west side of Watling Street close to Clun Road junction
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is separated from Craven Arms by Watling Street and inside Watling Street CRAV004 further separates Watling Street from the town and development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV002		Site Name: Watling Street (adj Castle View & Sunningdale)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 0.83 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is separated from built form of Craven Arms and development boundary by Watling Street and at southern extent CRAV010 lies between built form of the town and Watling Street
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV003		Site Name: Land North of Greenfield Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 7.96 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins development boundary on east side of Watling Street and also assessed in Employment Land Review as potential new employment allocation
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV004		Site Name: Land at Watling Street / Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 1.3 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site located immediately adjoining development boundary at Watling Street / Clun Road junction
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV005		Site Name: South of Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 5.18 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Most of site is separated from development boundary which only adjoins NE quarter of site where it surrounds a spur of development south of Clun Road.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Scheduled Ancient Monument 32289 (prominent, well preserved Bronze Age burial mound) located at one end of large site but site still considered developable
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV006		Site Name: Land at Burnside Close, Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 3.42 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins development boundary to west and north and overlaps boundary to east
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Flood Zone 3 adjoins northern boundary where flooding affects existing residential properties
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV007		Site Name: Watling Street (rear 124 / 126 Clun Road)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 5.06 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site in countryside to west of Watling Street at rear of separate frontage site but could deliver large development site to meet Craven Arms anticipated target
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV008		Site Name: Tanglewood Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 5.02 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Contains SS2005/17447 for completion of riding stables with tourism uses at Tanglewood Farm
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from Craven Arms and development boundary by Watling Street
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV009		Site Name: Off Brook Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 1.33 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Existing allocation LS2003/00005 for housing development
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV010		Site Name: Roman Downs	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 1.38 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Roman Downs is housing allocation partially completed with retirement bungalows and awaiting completion of Care Home
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site lies across the development boundary with the Care Home located outside but immediately adjoining the boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	n/a	

Recommendation: Site NOT Progressed to Stage 2 Assessment as comprises an partially complete existing allocation

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV012		Site Name: South of Halford	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 6.38 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from Craven Arms by the route and floodplain of the River Onny
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Flood zone 3 affects centre and south of the site but northern portion is free of flood risk and has frontage onto Corvedale Road B4368 so part of site still considered developable
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV013		Site Name: Land immediately south of Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 6.82 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from Craven Arms and development boundary by Clun Road. Western area of site extends away from town beyond Clun Road / Watling Street junction
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Flood zone 3 affects centre and east of site but western end is free from flood risk
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV014		Site Name: Rear of Ambleside, off Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 0.4 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins development boundary at end of spur of development off Clun Road
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Site could lie within setting of Scheduled Ancient Monument 32289 – Bronze Age burial mound located in CRAV005
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV015		Site Name: West of Watling Street (adj New Holding)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 7.49 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from Craven Arms and development boundary by Watling Street
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV016		Site Name: North of Council Depot, Clun Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 14.44 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site frontage is located 250m further along Clun Road from the built edge of Craven Arms and beyond the Clun Road / Watling Street junction but could provide larger site to meet anticipated development requirement in Craven Arms
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV017		Site Name: Land north of Long Lane between rail line & A49	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 2.79 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Southern boundary of site adjoins current development boundary to north of Long Lane. Site also assessed in Employment Land Review as potential new employment allocation
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Site lies across an important but unscheduled Roman army encampment that will require archaeological assessment and could lead to the site being Scheduled as an Ancient Monument
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV018		Site Name: Land North of Long Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 3.47 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site is an undeveloped, allocated employment site (ref: LS2005/00002) that is NOT accessed or serviced
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from Craven Arms by Long Lane and the development boundary around Long Lane Industrial Estate
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Allocated site lies across an important but unscheduled Roman army encampment that will require archaeological assessment and could lead to the site being Scheduled as an Ancient Monument
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV019		Site Name: Land adj Gypsy site, North of Long Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 1.80 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site situated 64m to west of the Watling Street junction and separated by the gypsy site on the northern edge of Long Lane
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV020		Site Name: Land north of Gypsy site, off Long Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 2.76 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site situated 145m to north of Long Lane and separated by the gypsy site which is located to the north western extent of Craven Arms at the Watling Street junction
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Site lies across an important but unscheduled Roman army encampment that will require archaeological assessment and could lead to the site being Scheduled as an Ancient Monument
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV021		Site Name: Temperance Hall, Station Crescent	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV022		Site Name: Abattoir site, Corvedale Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 0.85 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site is allocated as CRA1 for housing development under PLUMS ref LS2005/00003
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Site lies wholly within the flood plain of the River Onny in Flood Zone 3 and is not suitable for residential development but might be considered by community for other uses within the context of PPG25 in order to relocate the abattoir
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment for other forms of development

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV023		Site Name: Employment site, Shrewsbury Road (A49)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 2.35 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Previously developed site but potential for redevelopment
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Historical excavation on this site produced a Roman find and any redevelopment will require further archaeological assessment
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV024		Site Name: Land off Clun Road, adj Alexander Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 0.75 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site lies within the development boundary of the town
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV025		Site Name: Land rear of Fire Station, off Ludlow Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is 0.36ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site lies within development boundary of town
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site Progressed to Stage 2 Assessment
--

Stage 1 Site Assessment: CRAVEN ARMS

Site ref: CRAV026		Site Name: Car Park of Old Post Office, Shrewsbury	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site is 0.085 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site NOT Progressed to Stage 2 as too small

Stage 1 Site Assessment: Craven Arms

Site ref: CRAV027sd		Site Name: The sidings west of Craven Arms Station	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size		
2	Site developed, or under construction or permission has been granted but not yet implemented		Site within development boundary so no need to allocate
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable		
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable		
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable		
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable		
9	Site not currently promoted ¹		

Recommendation: Site progressed to Stage 2 assessment
--

Stage 1 Site Assessment: Craven Arms

Site ref: CRAV028sd		Site Name: Land north west of rail line, Long Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to development boundary but adjacent to other sites which are likely to be developed in the Plan period. Suggested as an alternative to ELR053 for the relocation of the abattoir.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site progressed to Stage 2 assessment for employment use only

Stage 1 Site Assessment: Craven Arms

Site ref: CRAV029sd		Site Name: Land off Corvedale Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site not progressed to Stage 2 assessment

Stage 1 Site Assessment: Craven Arms

Site ref: CRAV030		Site Name: Land at Newington Farmstead	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: Site progressed to Stage 2 assessment

Stage 1 Site Assessment: Craven Arms

Site ref: ELR053 Extended		Site Name: Land at Newington Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is promoted for employment use only to relocate the existing company Euro Quality Lambs to a new site to facilitate the development of a new abattoir complex.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: Site progressed to Stage 2 assessment for employment use for relocation of existing local employer

Housing Site Assessment: Stage 2a**Site Assessment: Stage 2a****Settlement: CRAVEN ARMS**

Site ref: CRAV001		Site Name: LAND OFF WATLING STREET		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 days but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480 metres of: ▪ children's play space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

Site ref: CRAV001		Site Name: LAND OFF WATLING STREET		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1. Flood Zone 2 & 3 to south east along brook running south of Clun Road and centred to east on Alexandra Park.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site predominantly Grade 2 land with small area of Grade 3 on northern part of site.
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV002		Site Name: WATLING STREET		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 days but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480 metres of: ▪ children's play space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV002		Site Name: WATLING STREET		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1. Flood Zone 3 to south east along brook running south of Clun Road and centred to east on Alexandra Park.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Predominantly Grade 3 land with small area of Grade 2 on southern portion of site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV003		Site Name: NORTH of GREENFIELDS ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on Greenfields Road, Coronation Street and Brook Road or A49 Shrewsbury Road but requires access onto Greenfield Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480 metres of: ▪ amenity spaces on Coronation Road and White Meadow Close; ▪ children's play spaces on Chestnut Avenue, Brook Road and White Meadow Close; ▪ young person's recreational site on Newington Way.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young person's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Site ref: CRAV003		Site Name: NORTH of GREENFIELDS ROAD		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Potential secondary access through Greenfields Road would go through Flood Zone 3.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Predominantly Grade 2 land with small area of Grade 3 on northern portion of site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250 metres of waste management facility.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site previously an industrial site between 1891 – 1912.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV004		Site Name: WATLING STREET / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 days but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: ▪ amenity green space on Coronation Road; ▪ children's play space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV004		Site Name: WATLING STREET / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Site accommodates trees T3 – T6 designated as part of Tree Preservation Order SC/00039/11/TPO and these trees are – T1 (Ash), T2 (Ash) T4 (Oak).
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV005		Site Name: SOUTH OF CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stop located at Clun Road bridge.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ amenity open space on Coronation Road, White Meadow Close, corner of Clun Road / A49 Ludlow Road and Dodds Lane; ▪ children's play space on Chestnut Close, Brook Road and White Meadow close. <i>N.B. just beyond 480m of natural or semi natural open space at Newton.</i>
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site accommodates the Scheduled Ancient Monument ref: 32289 (Bronze Age burial mound) and lies wholly within 300m of SAM except for furthest western area.
6	Site is wholly or partly within a World Heritage Site	- -/0	0	

Site ref: CRAV005		Site Name: SOUTH OF CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	or a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford. Site within 250m of wildlife site at Sallow Coppice.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Northern boundary of site lies along the edge of Flood Zone 3 and risk of flooding could affect principal access from Clun Road.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is wholly Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	--/0	--	Site accommodates a waste management facility and is wholly contained within 250m of the waste facility except for the furthest western edge of the site.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Site adjoins the elevated Swansea rail line along an embankment and there is potential for contaminants to leak from rail embankment on to the lower site.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV006		Site Name: LAND @ BURNSIDE CLOSE / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stop located at Clun Road bridge.
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of Stokesay Primary School
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ natural or semi natural open space at Newton; ▪ amenity open space on Coronation Road, White Meadow Close, corner of Clun Road / A49 Ludlow Road and Dodds Lane; ▪ children's play space on Chestnut Close, Brook Road and White Meadow close.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument ref 32289 (Bronze Age burial mound).
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Site ref: CRAV006		Site Name: LAND @ BURNSIDE CLOSE / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Newton Conservation Area.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site adjoins the elevated Swansea rail line along an embankment and there is potential for contaminants to leak from rail embankment on to the lower site.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV007		Site Name: WATLING STREET (SOUTH)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 or more days a week but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: children' splay space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV007		Site Name: WATLING STREET (SOUTH)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is predominantly Grade 2 agricultural land with Grade 3 land in furthest north and north east part of site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	But site adjoins the Council Depot which is a previous industrial site from 1970 - 1996

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV008		Site Name: TANGLEWOOD FARM		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 or more days a week but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: ▪ amenity green space on Coronation Road; ▪ children's play space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Site in moderately sensitive landscape except for furthest north east part of site where landscape has low sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV008		Site Name: TANGLEWOOD FARM		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site predominantly Grade 3 except for Grade 2 in furthest north east part of site
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV009		Site Name: LAND OFF BROOK ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on Greenfields Road, Coronation Road, Brook Road and Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ amenity green spaces on Coronation Road and White Meadow Close; ▪ children's play spaces on Chestnut Avenue, Brook Road, White Meadow Close and Newington Way. ▪ young person's recreational site on Newington Way.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young person's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV009		Site Name: LAND OFF BROOK ROAD		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	0	Site affected by Flood Zone 3 directly on the south western part of the site and on access via Brook Road.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of current waste management facility on Long Lane Industrial Estate.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Site adjoins previous industrial sites on Brook Road and adjoining rail line and adjoins contaminated railway land.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV012		Site Name: SOUTH OF HALFORD (NORTH PART ONLY)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on Newton Street and A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of Stokesay Primary School
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: ▪ natural or semi natural open space at Newton; ▪ amenity green spaces on Corvedale Road, Dodds Lane, White Meadow Close and corner of Clun Road / A49 Ludlow Road. <i>N.B. just beyond 480m of young person's recreational site on Newington Way.</i>
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Southern part of site lies within the Newton Conservation Area.

Site ref: CRAV012		Site Name: SOUTH OF HALFORD (NORTH PART ONLY)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Northern part of site beyond Flood Zone 3 could be considered for development but lies within 300m of the continuous designation of Newton and Craven Arms Conservation Areas.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	Northern part of site accommodates 5 significant trees along R. Onny channel and located close to TPO SS/00025/94 to north in cartilage of Halford village.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	-	Only northern part of site in Flood Zone 1 and south and central parts in Flood Zone 3.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site predominantly Grade 3 agricultural land with Grade 2 land in furthest north east part of the site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Site adjoins a former quarry to south east and areas of contamination within R. Onny floodplain.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV013		Site Name: IMMEDIATELY SOUTH OF CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Eastern part of site within 480 metres of a bus stop on a route operating 5 days with bus stop located at Clun Road bridge. Rest of site would benefit from new bus stop on western end of Clun Road
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ amenity green spaces on Coronation Road; corner of Clun Road / A49 Ludlow Road and White Meadow Close; ▪ children's play spaces on Chestnut Avenue, Brook Road and White Meadow Close.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Eastern part of site within 300m of Scheduled Ancient Monument 32289 (Bronze Age burial mound)
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV013		Site Name: IMMEDIATELY SOUTH OF CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford. Site within 250m of wildlife site at Sallow Coppice.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	-	Site in Flood Zone 3 and accommodates brook issuing from Brook Road to north of Clun Road.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is predominantly Grade 3 with small area of Grade 2 on furthest western part of site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of current waste management facility on CRAV005
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site adjoins the elevated Swansea rail line along an embankment and there is potential for contaminants to leak from rail embankment on to the lower site.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV014		Site Name: REAR OF AMBLESIDE, CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stop located at Clun Road bridge.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ natural or semi natural open space at Newton; ▪ amenity open space on Coronation Road, White Meadow Close, corner of Clun Road / A49 Ludlow Road and Dodds Lane; ▪ children's play space on Chestnut Close, Brook Road and White Meadow close.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV014		Site Name: REAR OF AMBLESIDE, CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1. But access affected by Flood Zone 3 at Clun Road bridge.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of current waste management facility on CRAV005.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Site adjoins the elevated Swansea rail line along an embankment and there is potential for contaminants to leak from rail embankment on to the lower site.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV015		Site Name: WEST OF WATLING STREET		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Furthest northern part of site within 480 metres of a bus stop operating 5 days with bus stop located on A49 Shrewsbury Road and accessed via Watling Street / Long Lane.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site is within 480m of: ▪ amenity green space on Coronation Road; ▪ children's play space on Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	Site predominantly in landscape with Low Sensitivity except for moderate sensitivity on furthest south western part of site.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV015		Site Name: WEST OF WATLING STREET		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Central part of site is Grade 2 agricultural land and land is Grade 3 on northern and southern parts of the site.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Eastern site just beyond 250m of current waste management facility on Long Lane Industrial Estate.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV016		Site Name: NORTH OF COUNCIL DEPOT, CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 or more days a week but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			<i>N.B. just beyond 480m of children's play space on Chestnut Avenue.</i>
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV016		Site Name: NORTH OF COUNCIL DEPOT, CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Eastern half of site is Grade 2 agricultural land and western half of site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV019		Site Name: LAND ADJ GYPSY SITE, NORTH OF LONG LANE		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site is remote from local facilities.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV019		Site Name: LAND ADJ GYPSY SITE, NORTH OF LONG LANE		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV020		Site Name: LAND NORTH OF GYPSY SITE, LONG LANE		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site is remote from local facilities.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument EH 1010319 (SC 19167) which is a Bronze Age burial mound
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV020		Site Name: LAND NORTH OF GYPSY SITE, LONG LANE		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Berrymill Wood between Craven Arms and The Grove (but separated by R. Onny).
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY ▪ BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV021		Site Name: TEMPERANCE HOTEL, STATION CRESCENT		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	Eastern end of site lies just within 480m of Stokesay Primary School
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ amenity green spaces on White Meadow Close, Coronation Road, Corvedale Road and corner of Clun Road / A49 Ludlow Road ▪ children's play spaces at White Meadow Close, Newington Way and Brook Road ▪ young person's recreational site at Newington Way.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
▪ a young person's recreational facility	-/+	+		
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Site ref: CRAV021		Site Name: TEMPERANCE HOTEL, STATION CRESCENT		
	Criteria	SA Score	Assessment	Comments
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of Craven Arms Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Brownfield Site
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV024		Site Name: WATLING STREET / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	Site is on / close to Clun Road bus route operating 5 or more days a week but site would benefit from new bus stop on western end of Clun Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480 metres of: ▪ amenity green space on Coronation Road; ▪ children's play spaces at Chestnut Avenue.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Site in Moderately Sensitive Landscape on west and Low Sensitivity Landscape on east with each designation affecting an equal area of land.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300 metres of Scheduled Ancient Monument 32289 (prominent, well preserved Bronze Age burial mound) located off Burnside Close, south of Clun Road.

Site ref: CRAV024		Site Name: WATLING STREET / CLUN ROAD		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500 metres of Ancient Woodland at Sallow Coppice between Craven Arms and Clungunford.
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Site accommodates trees T3 – T6 as part of Tree Preservation Order SC/00039/11/TPO and these trees are – T3 = Hornbeam, T4 = Oak, T5 = Ash, T6 = Ash
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV025		Site Name: REAR FIRE STATION, LUDLOW ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of Stokesay Primary School
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: ▪ natural or semi natural open space at Newton; ▪ amenity green space on Dodds Lane, corner of Clun Road / A49 Ludlow Road and Corvedale Road; ▪ children's play space on Brook Road and White Meadow Close.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young person's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

Site ref: CRAV025		Site Name: REAR FIRE STATION, LUDLOW ROAD		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of continuous designations of Craven Arms and Newton Conservation Areas.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: Craven Arms

Site ref: CRAV027sd		Site Name: The sidings west of Craven Arms Station		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Site ref: CRAV027sd		Site Name: The sidings west of Craven Arms Station		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Part of the site is within Conservation Area buffer
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Part of the site is within a current waste management facility buffer zone
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	

Site Assessment: Stage 2a

Settlement: Craven Arms

Site ref: CRAV030		Site Name: Land at Newington Farmstead		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Site ref: CRAV030		Site Name: Land at Newington Farmstead		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Ancient Woodland within a 500m buffer zone
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4 land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Southern corner of site within 250m of current waste management facilities site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Housing Site Assessment: Stage 2b

CRAV001	LAND OFF WATLING STREET (and adjoining 124 / 126 CLUN ROAD)
Size (ha)	1.1 hectares
Indicative capacity	28 dwellings (25dws/ha)
General location	CRAV001 lies to the west of Watling Street outside the built area of the town but adjoins the small residential enclave of 124 / 126 Clun Road which adjoins Watling Street at the junction with B4368, Clun Road. The site is within the setting of the Roman Downs development with a partially developed care home situated on the ridge line overlooking Watling Street and Clun Road. CRAV001 forms part of a continuous area of land including sites CRAV002, CRAV007 and CRAV016 which extends west into open countryside.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV001 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV001 is open countryside comprising a large paddock for livestock grazing adjoining sites CRAV002 and CRAV007. The ownership of CRAV001 includes a narrow extension of land which extends north separating sites CRAV002 and CRAV007.
Topography	Site CRAV001 forms a steeply sloping bank running down from the ridgeline (comprising sites CRAV002 / CRAV007) and is visible from Clun Road and the elevated land to the south.
Adjoining land uses and boundary features	CRAV001 lies along the west side of Watling Street extending from the semi-detached cottages of Sunningdale / Castle View (north) to the residential enclave at the junction of Watling Street and Clun Road (south). The northern boundary of the site also adjoins Footpath 28 and to the west, CRAV001 joins with sites CRAV007 and CRAV016. CRAV001 also lies in the setting of the Roman Downs development and the partially developed care home.
Local highway capacity/ constraints	Access into the site is acceptable from the upgraded section of Watling Street where the former single track road has been widened to a two lane carriageway with footway along the town side of the road but cycle and pedestrian links could be further improved
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 1. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known

	<p>physical constraints to prevent additional capacity being provided.</p> <ol style="list-style-type: none"> 2. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 3. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 4. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 5. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations. 6. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services. 7. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services. 8. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is visible within the surrounding landscape but partially screened by trees and hedgerows and framed against residential development at Watling Street / Clun Road junction and by the Roman Downs development and the partially developed care home site. This site forms part of the specific sensitivity and capacity study with adjacent site CRAV002.</p> <p>Landscape sensitivity - medium</p> <p>The area is located on a gently sloping minor ridge and valley rising from the new edge of the settlement towards hills to the west. Low hedges enclose the improved pasture fields generally with one overgrown hedge running west from Watling Street which forms the eastern boundary of the area and which acts as the boundary of the settlement. The fields on the ridge sides/top are visible from some viewpoints to the south and north. These include the Shropshire Way which runs through the area. Isolated dwellings lie adjacent.</p> <p>Housing capacity - medium/low</p>

	<p>The area has limited capacity for housing, none in the short term, due to its open ridge landform which exposes it to view, clearly extends the settlement edge and its location west of Watling Street. Any development should retain a significant width to accommodate the stream corridor. Any development should be subject to a design brief to ensure any new edge does not become a detractor and include advance planting although this may be difficult to integrate with the relatively open field pattern of the area.</p> <p>Employment capacity - low The area has no capacity for employment due to its open ridge landform, rural location and proximity to housing.</p>
Planning history or designations	Submission on CRAV001 by FBC Manby Bowdler records sale of adjoining site CRAV002 to South Shropshire Housing Association for affordable housing but development not commenced to date.
Land ownership, land agreements and delivery statements	Land owner is represented by FBC Manby Bowdler, Routh House, Hall Court, Hall Park Way, Telford, TF3 4NJ.
Access to services/employment areas	FBC Manby Bowdler suggests site has electricity and mains water with gas and mains sewerage in Clun Road.
Other constraints	CRAV001 has a current grazing licence but can be relinquished. Steeply sloping topography close to ridgeline would expose development to views into Craven Arms from south
General site related benefits	CRAV001 could screen Roman Downs and the partially developed care home to soften the western edge of the town and offset views of the unsympathetic appearance of Roman Downs from the AONB.
Transport and Highways related benefits	Watling Street is widened along CRAV001 into a two lane carriageway from the junction with B4368 Clun Road. This offers acceptable vehicular and cycle accessibility to the site but a footway would be needed along Watling Street. Access into CRAV001 could also access adjoining sites CRAV007 and CRAV016.
Strategic fit	CRAV001 lies outside the built form of Craven Arms but has the potential to blend into development along Watling Street and to soften the unsympathetic character of existing developments on views from the AONB. Craven Arms does have more sustainable development sites such the adjoining sites CRAV002 and CRAV004. The potential for CRAV001 to screen existing development is also limited by the steep slope of the land and so this screening effect is better achieved by the more elevated site CRAV002.
Other relevant information	CRAV001 forms part of an extensive area of land and containing development may prove problematic during the plan period.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Watling Street forms route of Roman road requiring archaeological assessment and evaluation before any development of the land.
Biodiversity	CRAV001 will require Extended Phase 1 Habitat Survey and this should map bat

	habitat (including mature tree on SW boundary of CRAV001), potential of pond within 100m of CRAV001 for Great Crested Newts and presence of other Reptiles. CRAV001 adjoins proposed local Environmental Network and offers opportunities for network enhancement including the route of Footpath 28. CRAV001 is within 8km of Downton Gorge Special Area for Conservation (EU) and screening of impacts from proposed development would be required.
Trees	CRAV001 has a roadside hedgerow and 1x significant mature tree on SW corner of site which is minor constraint on development of land.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	No watercourses recorded within or adjoining CRAV001.
Drainage: Surface water flooding	No surface water flooding risk.
Drainage: Groundwater flooding	Potential low permeability of geology increases potential for ground water flooding to 50% - 75% probability.
Drainage: Suitability for SUDS	Site investigations required to assess low permeability of geology making CRAV001 less suitable for SUDS due to poor infiltration.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	<i>No comments</i>

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road.
--	--

	<p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This site adjoins the western frontage of Watling Street outside Craven Arms but adjoins the small residential enclave of 124 / 126 Clun Road at the junction of Watling Street and the B4368, Clun Road. CRAV001 forms part of a continuous area of land including sites CRAV002, CRAV007 and CRAV016 which extends west into open countryside.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development and is mainly Grade 2 agricultural land and is used for livestock grazing which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV001 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops. The site is also distant from the local primary school, amenity green spaces and young people’s recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children’s play space accessible in the Alexandra Park development to the east located within the town. The overall sustainability of the site is therefore judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV001 is outside the Mineral Safeguarding Area but development of the land would require the screening of any impacts on the EU designation of Downton Gorge as a Special area for Conservation. Watling Street has been widened but there is still a need for archaeological evaluation of the land due to the potential for Roman remains. The biodiversity value of the site also needs careful evaluation linked to the tree and hedgerow cover and due to the presence of ponds close to the site which may provide habitat for Great Crested Newts. The land lies close to a proposed local Environmental Network offering the potential for enhancement measures including improvements to Footpath 28 passing along the northern boundary of CRAV001.

Conclusion

Potential windfall site	No
--------------------------------	-----------

Craven Arms: Submission

Realistic site	No
-----------------------	-----------

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV002	WATLING STREET
Size (ha)	0.8 hectares
Indicative capacity	20 dwellings (25dws/ha)
General location	CRAV002 lies to the west of Watling Street outside the built area of the town located on the prominent ridgeline overlooking Clun Road. CRAV002 is situated around the semi-detached cottages of Sunningdale / Castle View. The site is within the setting of the Roman Downs development with a partially developed care home also situated on the ridge line overlooking Watling Street and Clun Road. CRAV002 forms part of a continuous area of land including sites CRAV001, CRAV007 and CRAV016 extending west into open countryside. CRAV002 also adjoins CRAV008 to the north.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV002 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV002 is open countryside comprising a large field providing livestock grazing along with adjoining site CRAV007. The ownership of CRAV001 extends into this field and separates sites CRAV002 and CRAV007.
Topography	CRAV002 forms part of a locally prominent ridgeline between two shallow valleys off Clun Road (south) and extending along Watling Street (north) where the land falls steeply into site CRAV008.
Adjoining land uses and boundary features	CRAV002 surrounds the rear of the semi-detached cottages of Sunningdale / Castle View and extends north along the Watling Street frontage. The northern area of CRAV002 forms part of the setting of Roman Downs to the east with the partially developed care home. The southern part of CRAV002 accommodates Footpath 28.
Local highway capacity/ constraints	Access into CRAV002 is acceptable from the upgraded section of Watling Street where the former single track road has been widened into a two lane carriageway with footway along the town side of the road but cycle and pedestrian links could be further improved
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 9. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 10. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which

	<p>needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <ol style="list-style-type: none"> 11. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 12. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 13. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations. 14. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services. 15. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services. 16. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is visible within the surrounding landscape but partially screened by trees and hedgerows and framed against residential development at Sunningdale and Castle View and would help to screen the Roman Downs development and partially developed care home site.</p> <p>Landscape sensitivity - medium The area is located on a gently sloping minor ridge and valley rising from the new edge of the settlement towards hills to the west. Low hedges enclose the improved pasture fields generally with one overgrown hedge running west from Watling Street which forms the eastern boundary of the area and acts as the boundary to the settlement. The fields on the ridge sides/top are visible from some viewpoints to the south and north. These include the Shropshire Way which runs through the area. Isolated dwellings lie adjacent.</p> <p>Housing capacity - medium/low The area has limited capacity for housing, none in the short term, due to its open ridge landform which exposes it to views, it clearly extends the settlement edge and due to its location west of Watling Street. Any development should retain a significant width to accommodate the stream corridor. Any development should be subject to a design brief to ensure any new edge does not become a detractor and includes advance planting</p>

	<p>although this may be difficult to integrate with the relatively open field pattern of the area.</p> <p>Employment capacity - low The area has no capacity for employment due to its open ridge landform, rural location and proximity to housing.</p>
Planning history or designations	Submission on CRAV002 by Fox Associates records sale of land South Shropshire Housing Association for affordable housing but development not commenced to date.
Land ownership, land agreements and delivery statements	Land now owned by South Shropshire Housing Association, The Gateway, Auction Yard, Craven Arms, Shropshire, SY7 9BW. Tel: 01588 676200.
Access to services/employment areas	Information on adjoining site CRAV001 indicates access to gas supply and mains sewerage in Clun Road.
Other constraints	Site is located outside the built form of Craven Arms in the setting of the AONB and is visible from Sibdon Carwood village.
General site related benefits	CRAV002 has the potential to deliver approx. 20 mixed tenure dwellings as an exceptions housing development by South Shropshire Housing Association. This could frontload affordable housing provision in Craven Arms and the surrounding areas. The proximity of the site to the cottage development of Sunningdale / Castle View and the potential to landscape the affordable housing development to effectively contain the site and to mitigate the impacts of development on views into the town. This screening of development to create a softer edge to the town would effectively enclose the unsympathetic visual character of Roman Downs and the partially developed care home to views from the AONB.
Transport and Highways related benefits	Watling Street is widened along CRAV002 into a two lane carriageway from the junction with B4368 Clun Road. This offers acceptable vehicular and cycle accessibility to the site but a footway would be needed along the west side of Watling Street. Access into CRAV002 could also access adjoining sites CRAV007 and CRAV016.
Strategic fit	CRAV002 lies outside the built form of Craven Arms but has the potential to blend with the existing residential development along Watling Street and to soften the unsympathetic impact of the adjoining Roman Downs development from views of the town from the AONB. The site offers a significant opportunity to frontload affordable housing provision in addition to the two main housing allocations to the east of Watling Street. CRAV002 is expected to be developed by South Shropshire Housing Association as an established, local, social landlord and could improve the visual character of Craven Arms within the surrounding AONB.
Other relevant information	CRAV001 forms part of an extensive area of land and containing development may prove problematic during the plan period.

Comments from internal consultees, plus Environment Agency site specific comments	
--	--

Heritage	Watling Street forms route of Roman road requiring archaeological assessment and evaluation before any development of the land.
-----------------	---

Biodiversity	CRAV002 will require Extended Phase 1 Habitat Survey and this should map bat habitat, potential of pond within 100m of CRAV002 for Great Crested Newts and other reptiles and the presence of dormice. CRAV002 adjoins proposed local Environmental Network and offers opportunities for network enhancement including the route of Footpath 28. CRAV002 is within 8km of Downton Gorge an EU designated Special Area for Conservation and screening of impacts from any development would be required.
Trees	CRAV002 has no significant tree or hedgerow constraints.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	No watercourses recorded on CRAV002 or within 50m of the site.
Drainage: Surface water flooding	No surface water flood risk.
Drainage: Groundwater flooding	Potential low permeability of geology reduces potential for ground water flooding to 50% to 75% probability.
Drainage: Suitability for SUDS	Site investigations required to assess low permeability of geology making CRAV002 less suitable for SUDS due to poor infiltration.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	<i>No comments</i>

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road.
--	--

	<p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This site adjoins the western frontage of Watling Street outside Craven Arms on the prominent ridgeline overlooking Clun Road. CRAV002 is situated around the semi-detached cottages of Sunningdale / Castle View close to the junction of Watling Street and the B4368, Clun Road. CRAV002 forms part of a continuous area of land including sites CRAV001, CRAV007 and CRAV016 which extend west into open countryside.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development but lies largely within the setting of the existing residential development of Sunningdale and Castle View and development of the site could be screened from view by appropriate landscaping. CRAV002 has a lower Grade 3 agricultural classification than the land at CRAV001 (i.e. Grade 2) but is used for livestock grazing and so still links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV002 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops but a bus stop could be located close to CRAV002. The site is also distant from the local primary school, amenity green spaces and young people’s recreational facilities due to the physical barrier of the railway embankment between Clun Road and the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children’s play space accessible in the Alexandra Park development to the east located within the town. The current sustainability of the site is therefore judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV002 is outside the Mineral Safeguarding Area but development of the land would require the screening of any impacts on the EU designation of Downton Gorge as a Special area for Conservation. Watling Street has been widened but there is still a need for archaeological evaluation of the land due to the potential for Roman remains. The biodiversity value of the site also needs careful evaluation linked to the tree and hedgerow cover and due to the presence of ponds close to the site which may provide habitat for Great Crested Newts and the presence of dormice and other reptiles. The land lies close to a proposed local Environmental

Network offering the potential for enhancement measures including improvements to Footpath 28 passing along the northern boundary of CRAV001.

Conclusion

Potential windfall site	No
Realistic site	Yes – as an exceptions site for affordable housing.

Recommendation

Preferred option	Yes - this site is just beyond the built form of Craven Arms but visually is not distinct from the pattern of development around the Watling Street / Clun Road junction. This would enable CRAV002 to be developed and visually contained with appropriate structural landscaping. CRAV002 will link into existing infrastructure and the highway network within the town and offers the potential to significantly front load affordable housing provision in the town and soften the unsympathetic visual character of existing development.
If Yes, Key Development Issues from Assessment	<p>The development of CRAV002 would require:</p> <ul style="list-style-type: none"> • further improvements to Watling Street for cycling and pedestrian links into the new highway network of the exception housing site. • a main estate road which respects the need for careful design of the layout of the development • provision for Footpath 28 which will pass through the development along the southern boundary of the site without trespassing on private residential cartilages to enhance the local Environmental Network • careful design of the layout, design, materials and landscaping especially along the built edge of the development to protect views into the town from the AONB. • require care over drainage from the site to avoid surface water issues affecting the surrounding highways and developments. • Investigate the local geology to assess the risk of groundwater flooding. • Effective management and mitigation of any impacts of development on the habitats and biodiversity on site CRAV003.

CRAV003	LAND NORTH OF GREENFIELD ROAD
Size (ha)	8.0 hectares
Indicative capacity	200 dwellings (25dws/ha)
General location	CRAV003 lies on the western edge of the built area of Craven Arms fronting Watling Street. CRAV003 extends eastwards into the built form of the town along the boundaries of Roman Downs and Coppice Drive and connects with the heads of Greenfields Road and Maple Close. To the north and east, CRAV003 adjoins Craven Arms Business Park and to the south east, connects with CRAV009 across an open boundary marked by mature Willow trees and the confluence of two drainage streams which traverse CRAV003 from the estate land to the west of Craven Arms.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV003 lies wholly within the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV003 is the largest, undeveloped site within the built form of Craven Arms and has remained open due to the estate drainage system traversing the land. This estate drainage has however been successfully culverted within existing residential areas in the town. The site forms a series of loosely bounded paddocks used for livestock grazing. CRAV003 contains small groups of mature oak, ash and willow trees including veteran specimens of some considerable age. A small enclave of terraced cottages is located on the Watling Street frontage with enclosed gardens / allotments to the rear. Immediately adjoining the these cottages is a paddock with evidence of grazing and agricultural activity and this also accommodates a subterranean bunker believed to be built by the Royal Army Ordnance Corp during the 1939 – 1945 War.
Topography	The land slopes gently towards the south east in the direction of flow of the estate drainage streams crossing the site.
Adjoining land uses and boundary features	The site is bounded to north and east by a dense shelter belt of mixed species trees (10 – 15 metres deep) on the boundary with Craven Arms Business Park. To the south east CRAV003 communicates with CRAV009 across an open boundary marked by the confluence of two drainage streams flowing along the western boundary of CRAV009 to the private lane at the head of Brook Road. To the south, CRAV003 adjoins the existing residential areas of Roman Downs and Coppice Drive communicating across open boundaries with the heads on Greenfields Road and Maple Close.
Local highway capacity/ constraints	The existing residential roads of Greenfields Road and Maple Close could be extended into the site to link with a new estate road. Watling Street would require widening from the south to serve CRAV003 to create a two lane carriageway north from the upgrade serving Roman Downs to the south. The potential vehicular accesses are considered to be acceptable (subject to

	<p>the need to widen Watling Street) but would require suitable cycle and pedestrian accesses which are generally poor within the town.</p>
<p>Other critical infrastructure constraints¹</p>	<p>Craven Arms Place Plan (2011 – 2012):</p> <p>17. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>18. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>19. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>20. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>21. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>22. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>23. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>24. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character²</p>	<p>General Landscape Sensitivity – Medium</p> <p>Site is partly screened within the built form of the town and is low lying within the surrounding landscape.</p> <p>Landscape sensitivity - medium</p> <p>The area consists of a series of pastoral fields on a flat valley floor divided by ditches filled with water and marginal vegetation. Mature trees including oaks and willows are found on some boundaries and help divide the site to an extent but moderately high hedges are confined to the Watling Street frontage which runs on the north west boundary. The area has a distinct poorly drained character differing from the nearby fields. The area is not widely visible. A raw edge of new housing lies to the south east, visible</p>

	<p>across the fields from the Roman Road, and the commercial area to the north is also visible behind high hedges. The area appears quiet.</p> <p>Housing capacity - medium The area may have some capacity for housing as it is not widely visible although the ditches appear to have ecological and landscape value and the mature trees dividing the fields also contribute to the area's character. These elements would require protection and be retained in any layout. Any development should be subject to a design brief.</p> <p>Employment capacity - medium/low The area may have some capacity for employment use to the north although the boundary to the existing industrial estate is well vegetated and this area is relatively open to view from adjacent housing. Significant advance planting screening belts would need to be implemented. Any development should be subject to a design brief to ensure any new edge does not become a detractor</p>
Planning history or designations	Submission on CRAV003 by Nigel Thorns Planning Consultancy promotes the land for residential development. Land was previously designated in the South Shropshire Local Plan as land in open countryside.
Land ownership, land agreements and delivery statements	Land jointly owned by Mr and Mrs Howells represented by Nigel Thorns Planning Consultancy, Watton, 22 Kingsland Road, Shrewsbury, SY3 7LD. Tel: 01743 343660 and by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	Nigel Thorns Planning Consultancy advises that the site is not serviced but adjoins existing residential and commercial development to the north and east and all mains services are available in the vicinity.
Other constraints	Protection of the mature and veteran tree cover is expected to be confirmed by a Tree Preservation Order requiring specific arboricultural assessments with management plans for the veteran specimens. The estate drainage will require culverting although streams within open spaces may be left open as natural features of the site.
General site related benefits	<p>Development of CRAV003 (with CRAV009) will deliver:</p> <ul style="list-style-type: none"> • extension of partial two lane upgrade of Watling Street • Improvements to drainage system in west of the town (especially via Clun Road and rail viaduct) to increase discharge capacity to alleviate surface water flooding and improve storage capacity during flood episodes on the River Onny. • access provided into CRAV009 to facilitate the development of this adjoining site • arboricultural assessment of mature trees with individual management plan for important veteran tree(s) when Tree Preservation Order confirmed, to deliver long term protection.
Transport and Highways related benefits	Land owner advises the site can potentially be accessed via Watling Street, Greenfields Road, Coppice Drive and Maple Close. Watling Street requires widening with related footway improvements either from Clun Road (where widening has commenced) or from Long Lane to provide vehicular,

	pedestrian and cycle accessibility.
Strategic fit	CRAV003 lies within the existing built form of Craven Arms with links to existing infrastructure services and potential links into the existing highway network. The site offers a significant potential housing yield to largely satisfy the residual housing needs of the town especially with the adjoining site CRAV009. The sites CRAV003 and CRAV009 can be developed without extending the built form of the town into open countryside to reduce the impacts on the visual and landscape character of the surrounding AONB.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	East of CRAV003 contains a Roman site and will require a full programme of archaeological excavation before development commences. Post determination excavation may be based on an earlier 1991 evaluation. Watling Street is route of Roman road requiring general archaeological assessment and evaluation before submission of planning application.
Biodiversity	CRAV003 will require Extended Phase 1 Habitat Survey to map habitats and assess trees as bat habitat, potential of pond within 100m of CRAV003 for Great Crested Newts, presence of dormice habitat and presence of other Reptiles. CRAV003 lies within proposed Environmental Network and development should enhance this network. CRAV003 is within 8km of Downton Gorge an EU designated Special Area for Conservation and screening of impacts of development would be required.
Trees	CRAV003 has hedgerows and veteran trees and will be a limiting constraint on the development of the land requiring a Tree Preservation Order.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV003 accommodates a local brook running through the site and a local brook along the site boundary (within 50m). No record of historic flood events but local Flood Forum records events (from surface and groundwater) and EA records long term risk at 1:1000 year event.
Drainage: Surface water flooding	Surface water flood risk affects up to 25% of the site (1.9ha from 8.0ha site) at the moderate and extreme levels but normally the site is only marginally affected (0.05ha from 8.0ha site) by surface water flooding.
Drainage: Groundwater flooding	High Potential (>75%) for ground water flooding and ground conditions need to be investigated for infiltration / attenuation.
Drainage: Suitability for SUDS	Site investigations required to assess local permeability for SUDS.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	Additional up-to-date information regarding the risk of flooding on this site and the adjoining site CRAV009 can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that site CRAV009 cannot be developed as it lies within Flood Zone 3 and should remain open to act as attenuation for the surrounding ditch network and to accommodate the potential risk

	<p>from blockages of the culverted ditch which drains the site. CRAV003 similarly may not have sufficient developable area within Flood Zone 1 to accommodate the proposed scale of development plus the additional housing capacity being displaced from site CRAV009. Detailed modelling of CRAV003 is required to confirm the extent of fluvial flooding within the site including Flood Zone 3 areas around the watercourses through the site, the maintenance of a safe access into CRAV003 during the 1 in 100 year climate change event, any additional flood risk within CRAV003 arising from blockages of the culverted ditch on site CRAV009 and the management of flood risk to adjoining areas including CRAV009 from flooding / discharge arising within CRAV003.</p>
<p>Community consultation response</p>	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This site adjoins eastern frontage of Watling Street on the edge of Craven Arms and extends eastwards along the boundaries of Roman Downs, Coppice Drive and across the heads of Greenfields Road and Maple Close. The site adjoins Craven Arms Business Park to the north and east. CRAV003 communicates with site CRAV009 across an open boundary

The Stage 2a assessment (sustainability appraisal) shows Grade 2 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity, only limited flood risk on the approach roads, there is an absence of contamination from previous uses and proximity to the waste transfer station is perceived locally as an important facility. There is access to local amenity areas and children’s play spaces in the surrounding residential developments. The overall sustainability of the site is therefore judged to be good.

The Stage 2b assessment presents the following considerations: the site has an underground bunker believed to be a Royal Army Ordnance Corp construction with potential roman remains requiring archaeological evaluation. The biodiversity value of the site is linked to the tree and hedgerow cover which may limit the scale of development. Ground and surface water flooding and the potential for long term flooding from watercourses is limited but requires some investigation. However, the site is the largest, undeveloped area of land within the built form of Craven Arms and has only remained open due to the estate drainage system which traverses the land. This estate drainage has been culverted within the residential areas of Craven Arms to the south which could also be achieved on CRAV003. The site has mature and ‘veteran’ tree cover of Oak and Ash and a Tree Preservation Order is expected to be confirmed. The landowners recognise the contribution of these mature trees to the character of the site and their protection would be an objective during the development of site CRAV003. The site is affected by a range of infrastructure constraints but these also affect the whole town and key infrastructure services are available from within the adjoining developments. This site offers the potential to achieve the local objective to upgrade Watling Street identified in the local responses to the SAMDev Issues and Options consultation.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - this site lies within the existing built form of Craven Arms and will link into existing infrastructure and the highway network within the town. The site also offers a significant housing yield to largely satisfy the residual housing needs in combination with the adjoining site CRAV009. The identified constraints on the site may be mitigated / accommodated within the development of the land
-------------------------	--

If Yes, Key Development Issues from Assessment	The development of CRAV003 would require: <ul style="list-style-type: none">• widening of Watling Street from existing Roman Downs development along the site frontage• a main estate road which respects the mature and veteran tree cover on the site will need to link into site CRAV009• highway, pedestrian and cycling links are required into the existing highway network in adjoining residential areas• arboricultural assessments are required with individual management plans for veteran trees in accordance with a Tree Preservation Order to be confirmed on the site.• estate drainage system will need to be culverted with potential for open watercourses within amenity open spaces.• Investigate the local geology to assess the risk of groundwater flooding.• Royal Army Ordnance Corp bunker and potential Roman remains will require archaeological assessment and recording.
---	--

CRAV004	LAND AT WATLING STREET / CLUN ROAD
Size (ha)	1.3 hectares
Indicative capacity	33 dwellings (25dws/ha)
General location	CRAV004 lies on the western edge of the area of Craven Arms. The site is a large, undeveloped greenfield site that communicates across a loose boundary with the brownfield site of the partially developed care home on the Roman Downs development. CRAV004 is located on the Watling Street / Clun Road junction and is served from the upgraded section of Watling Street. The land extends to the boundary of the Alexandra Park development at Sycamore Close where CRAV004 communicates across an open boundary with site CRAV024. CRAV004 accommodates both a group of trees which are the subject of a confirmed Tree Preservation Order and Footpath 28Y which breaks into a number of desire lines at the boundary with site CRAV024.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV004 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV004 is in open use with CRAV024 as livestock grazing. CRAV004 and CRAV024 also have public access along Footpath 28Y via stiled / finger post accesses from Watling Street (CRAV004) and Clun Road (CRAV024). Footpath 28Y passes through Sycamore Close over private land particularly within the curtilage of a single residential property. CRAV004 accommodates a protected group of trees to the east which extends into site CRAV024.
Topography	The site is relatively level pasture but shelves gently southwards towards Clun Road.
Adjoining land uses and boundary features	The site is roughly delineated into paddocks by historical fence lines and the boundary with Watling Street and Clun Road retains its rural character due to the presence of traditional hedgerows. The site is separated from the adjoining Roman Downs development (north) by a low security fence and garden boundaries separate the adjoining residential developments except for the stiled access of Footpath 28Y into a single residential property on Sycamore Close.
Local highway capacity/ constraints	The access into the site is acceptable from the upgraded section of Watling Street where the former single track road has been widened to a two lane carriageway with footway. Cycle and pedestrian links are good but could be further improved if the whole site is developed especially in combination with CRAV024 offering a potential through route to Clun Road.

<p>Other critical infrastructure constraints¹</p>	<p>Craven Arms Place Plan (2011 – 2012):</p> <p>25. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>26. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>27. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>28. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>29. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>30. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>31. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>32. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is partly screened within the built form of the town and any landscape impacts would be balanced against the landscaping of the site and potential mitigation by screening the visual impacts of the existing residential development adjoining the site.</p> <p>Landscape sensitivity - medium/low The area is a relatively level pasture bounded by new development on two sides, established ribbon development on a third and a newly widened Roman Road (Watling Street) on the fourth. It appears to have relatively limited intrinsic qualities and only moderate visibility. The area lacks tranquillity due to the increased road use adjacent.</p> <p>Housing capacity - high/medium</p>

	<p>The area has capacity for housing providing it improves on the type of edge created to the east. There is a need to create a high quality gateway to the settlement, reflecting the vernacular to an extent with tree planting to avoid an abrupt edge.</p> <p>Employment capacity - low The area has no capacity for employment uses as it lies at a rural gateway to the settlement and is adjacent to residential uses.</p>
Planning history or designations	Land previously considered for development to provide sheltered residential accommodation for the elderly but there now appears to be limited potential to deliver this form of development.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV004 is not serviced but adjoins existing residential development so all mains services may be available.
Other constraints	Tree Preservation Order ref: SC/00039/11/TPO protects a group of Ash, Oak and Hornbeam trees. Development that accommodated these trees would need to protect them during and after construction and the design of the development should permit the trees to mature without causing amenity issues for the residential development.
General site related benefits	The development with suitable landscaping along the built edge of the town would reduce the impacts on views from the surrounding AONB. This development could provide a backdrop for the undeveloped, care home site in Roman Downs to the north of CRAV004. It is expected CRAV004 and CRAV024 will be allocated together with the undeveloped, care home site also included as a further brownfield redevelopment opportunity. This would further address the impacts of this visually intrusive, partial development on the important landscape setting of the town.
Transport and Highways related benefits	CRAV004 can be accessed via Watling Street from an existing field access from the upgraded section of Watling Street. Any development would still require pedestrian and cycle accessibility with related footway improvements to serve the development.
Strategic fit	CRAV004 lies partly within the existing built form of Craven Arms linking to existing infrastructure services with potential links to the existing highway network in the town. The site offers a significant potential housing yield along with site CRAV024 to contribute to the residual housing need. The sites CRAV004 and CRAV024 can be developed without extending the built form of the town into the open countryside. These sites can also contribute to the visual and landscape character of the AONB with appropriate landscaping. These two sites could also provide sufficient viability to justify an innovative residential use for the partially developed care home on the adjoining Roman Downs development to the north.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	CRAV004 contains a Roman site and will require a full programme of archaeological excavation before development commences but post determination excavation may be based on an earlier 1991 evaluation. Watling Street is the route of a Roman road requiring general archaeological evaluation before submission of a planning application.
Biodiversity	CRAV004 will require Extended Phase 1 Habitat Survey to map habitats and assess trees as bat habitat, the potential of pond within 250m of CRAV004 for Great Crested Newts, other reptiles and the presence of dormice. CRAV004 adjoins proposed local, Environmental Network and CRAV004 offers an opportunity to enhance this network. CRAV004 is within 8km of Downton Gorge an EU designated Special Area for Conservation and screening of the impacts of any development would be required.
Trees	CRAV004 has mature trees included in confirmed Tree Preservation Order SC/00039/11/TPO which is a limiting constraint on development.
Environmental Health	No issues identified with this site but Footpath 28Y causes local amenity issues for residents of the adjoining development on Sycamore Close.
Drainage: Watercourse flooding	CRAV004 has no watercourses on site or within 50m of site boundary and so has no fluvial flood risk.
Drainage: Surface water flooding	CRAV004 has no surface water flood risk.
Drainage: Groundwater flooding	CRAV004 has a moderate groundwater flood risk between 50 – 75%.
Drainage: Suitability for SUDS	Site investigations should assess low permeability of geology as CRAV004 may be less suitable for SUDS due to poor infiltration.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	CRAV004 has no watercourses on site or within 50m of site boundary.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and
--	---

	<p>part of footpath network also used by visitors and tourists</p> <ul style="list-style-type: none"> ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This greenfield site lies on the edge of the built area of the town close to the Watling Street / Clun Road junction. The land extends from the upgraded Watling Street to the boundary of Alexandra Park adjoining Sycamore Close. CRAV004 accommodates Footpath 28Y and a group Tree Preservation Order and communicates with CRAV024 across an open boundary.

The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site has access to bus services along Clun Road but the bus stops are located some distance away on Clun Road. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, adjoining developments also provide amenity green space and children’s play areas in the locality. The site is free from flood risk being elevated in the local landscape. The site accommodates a Tree Preservation Order and is within 500m of Ancient Woodland but this is separated from the site by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be good but care would be needed in the design of any development.

The Stage 2b assessment presents the following considerations: this site with CRAV024 has the capacity for housing which should improve the built edge of the town along Watling Street. CRAV004 will require a suitable access from the upgraded section of Watling Street capable of also serving site CRAV024 and accommodating footpath 28Y possibly with a footpath diversion away from private, residential properties in the Sycamore Close. There is a need to create a high quality gateway to the settlement, reflecting vernacular design with tree planting to avoid an abrupt edge and to protect views into the town from the AONB. The site has mature and ‘veteran’ tree cover of Oak and Ash but a Tree Preservation Order is

in place and the continuing contribution of these trees to the character of the site must be recognised. There is no flood risk due to the site elevation but this will require care over drainage from the site to avoid surface water issues on surrounding highways and developments. The site is affected by a range of infrastructure constraints but these affect the whole town and services are available within the surrounding developments.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - sites CRAV004 and CRAV024 can be developed without extending the built form of the town and can directly improve views from the surrounding AONB especially by promoting an innovative redevelopment of the brownfield site within Roman Downs.
If Yes, Key Development Issues from Assessment	<p>The development of CRAV004 would require:</p> <ul style="list-style-type: none"> • further improvements to Watling Street for cycling and pedestrian links into the existing highway network in adjoining residential areas where possible. • a main estate road which respects the mature and veteran tree cover on the site and which links into site CRAV024 • provision for Footpath 28Y which diverts the route through the development without trespassing on private residential curtilages • layout, design, materials and landscaping to protect views into the town from the AONB. • Investigate the local geology to assess the risk of groundwater flooding. • require care over drainage from the site to avoid surface water issues affecting the surrounding highways and developments.

CRAV005	SOUTH OF CLUN ROAD
Size (ha)	5.2 hectares
Indicative capacity	130 dwellings (25dws/ha)
General location	CRAV005 forms the visible plateau of the hillock overlooking Clun Road and the southern edge of Craven Arms. The site is a large area of undeveloped, greenfield land which extends along the railway embankment of the Heart of Wales rail line south of Clun Road. The eastern field within CRAV005 accommodates a Scheduled Ancient Monument comprising a Bronze Age Burial Mound. CRAV005 forms a continuous area of land with CRAV006, CRAV014 and CRAV013.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV005 is affected by a narrow corridor of the Mineral Safeguarding Area cutting through the land south of Clun Road but this small deposit may not be viable for commercial excavation.
Current use	CRAV005 is in open use and laid out to pasture for grazing. The western part of CRAV005 is open and accessed from Clun Road via the steep slope of the hillock and the eastern part comprises enclosed paddocks. The significant elevation of CRAV005 above the town and its separation by Clun Road enforces the physical and visual isolation of the land. This isolation creates an area of tranquillity that is not affected by adjoining residential properties and this increases the sensitivity of the land to development.
Topography	CRAV005 is the relatively flat, plateau of the steep hillock which also includes sites CRAV014 and CRAV006 elevated above Clun Road and the southern area of Craven Arms.
Adjoining land uses and boundary features	CRAV005 is bounded by sites CRAV006, CRAV013 and CRAV014 forming a continuous area of open land to the south of the Craven Arms. The land forms a series of paddocks enclosed by fencing and hedgerows with boundary trees. This continuous area of greenfield land is bounded to the south by the Heart of Wales rail line.
Local highway capacity/ constraints	There is no vehicular access to the land and the steep hillock would make an access from Clun Road via CRAV013 a technically demanding highway development. Burnside Close via CRAV006 could provide a vehicular access to this continuous area of land but the junction with Clun Road would need improvement to accommodate increased traffic and the narrow carriageway of Burnside Close would restrict accessibility whereas it would require improvement for cycling and pedestrian use.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 33. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works

	<p>will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>34. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>35. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>36. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>37. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>38. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>39. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>40. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Landscape sensitivity high/medium The area is a series of pastures on undulating ground with a small stream valley with steep slopes in parts. Some areas, particularly to the east, slope away from the settlement exposing them to wider view. The far eastern field lies on a small rounded hillock which contributes to the local setting of the settlement. Some areas are poorly drained. Enclosure consists of low hedges and some fences with field trees. The area is bounded by a railway on one side and a B road with associated mixed age ribbon development on the other. The area acts as a setting for the south west approaches to the town and is overlooked by the Shropshire Way. One hedge forms a local skyline in local views from the B road. A tumulus is located in one field although not widely visible. The visual variety and character of the area form an attractive edge to the settlement.</p> <p>Housing capacity medium/low The area has little capacity for housing as it forms an attractive edge to the</p>

	<p>settlement with sensitive features such as local skylines, steep slopes, hillocks, stream valley and tumulus. Much of the area to the east slopes out from the settlement exposing it to wider view. Key areas to be avoided in terms of any potential development include the steep slopes, local skylines, stream corridor and area around the tumulus. If allocated, the main opportunity lies between the B road and stream.</p> <p>Employment capacity low The area has no capacity for employment due to its slopes, exposure to view and rural character.</p>
Planning history or designations	Submission on CRAV005 by Wall, James and Davies in 2008 did not promote the land for development.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV005 is not serviced and availability of mains services may be problematic.
Other constraints	CRAV005 accommodates Scheduled Ancient Monument 32289 which is a Bronze Age Burial mound. This important historical feature represents a very sensitive and fragile landscape deserving of significant protection to secure its continuing preservation. The likely impact of development would not justify the development of this extensive area of land to the south of town.
General site related benefits	CRAV005 lies within an important area of tranquil open land adjoining Craven Arms. CRAV005 contributes to the views of the Shropshire Hills from the town and can also be enjoyed by those accessing the area via Footpath 29 traversing CRAV013.
Transport and Highways related benefits	Access to CRAV005 is dependent on the development of either CRAV006 / CRAV014 or CRAV013.
Strategic fit	The area has little capacity for development as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes, hillock, stream valley and a Bronze Age Burial Mound (Scheduled Ancient Monument 32289). Much of the land to the east slopes out from the settlements exposing it to wider views from both the north and the south. Key areas to be avoided in terms of any potential development would include the steep slopes of the hillock and the other features of the topography and history of this area.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	East of CRAV005 accommodates Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) and remainder of site lies within 300m of the monument. It is recommended that CRAV005 should not be allocated due to the presence of the SAM.
Biodiversity	CRAV005 will require Extended Phase 1 Habitat Survey to map bat habitat and the

	presence of dormice, water voles and reptiles. CRAV005 lies within proposed local, Environmental Network and this should be enhanced where possible. CRAV005 is within 8km of Downton Gorge of the EU designated Special Area for Conservation and screening of impacts of any development would be required.
Trees	CRAV005 has hedgerows and mature trees on boundary and trees within the site which will be minor constraints on development.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV005 accommodates a local brook within / adjoining the site. No record of historic flood events but EA records possibility of limited flood risk at both 1:1000 and 1:100 year events.
Drainage: Surface water flooding	Lower lying areas of site have minor surface water flood risk at 30 year event.
Drainage: Groundwater flooding	Moderate Potential (50 - 75%) for ground water flooding.
Drainage: Suitability for SUDS	Site investigations required on CRAV005 to assess local permeability but SUDS would appear inappropriate.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	CRAV005 has a watercourse extending along site boundary and lies within Flood Zone 3a.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove
--	--

	<ul style="list-style-type: none"> ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV005 is the visible plateau of the hillock overlooking Clun Road and is part of the continuous area of greenfield land with sites CRAV006, CRAV013 and CRAV014. The eastern field within CRAV005 accommodates a Scheduled Ancient Monument comprising a Bronze Age Burial Mound. The site overlooks Clun Road along the southern edge of the town and also extends along the route of the Heart of Wales rail line.

The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children’s play spaces in the adjoining town but the elevation of the surrounding land would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the north and the south of Craven Arms. The overall sustainability of the site is judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV005 has a high to medium landscape sensitivity due to the elevated site being visible in the local landscape both from the town and from the AONB to the north and south of the town. The significant elevation of the land also removes the issue of flooding on the site but would ensure that discharge from CRAV005 would be likely to affect the surrounding land especially site CRAV013 and the surrounding highways (i.e. Clun Road) and adjoining residential developments along Clun Road. This would also require careful investigation of the local geology to assess the potential groundwater flooding on CRAV005. The physical and visual isolation of CRAV005 and its partial enclosure in paddocks would require careful investigation of the biodiversity of this land and the wider area especially within CRAV006 and CRAV014 and also within CRAV013. The site is affected by a range of infrastructure constraints but these affect the whole town but servicing this isolated, elevated site would be problematic. The Scheduled Ancient Monument within CRAV005 is deserving of protection and the preservation of this historic landscape feature questions the suitability of CRAV005 especially given the fragile character of the burial mound.

Conclusion

Craven Arms: Submission

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV006	LAND at BURNSIDE CLOSE / CLUN ROAD
Size (ha)	3.4 hectares
Indicative capacity	85 dwellings (25dws/ha)
General location	CRAV006 is a large, undeveloped, greenfield site situated next to the rail viaduct over Clun Road and accessed off the Burnside Close cul de sac serving a group of early 19 th century houses. The land extends west to the rear of the residential properties along Clun Road. CRAV006 lies at the bottom of the steep hillock overlooking Clun Road which comprises CRAV014 and CRAV005 which accommodates Scheduled Ancient Monument 32289 (Bronze Age Burial Mound). CRAV006 forms a continuous area of greenfield land with CRAV005, CRAV014 and CRAV013.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV006 is affected by a narrow corridor of the Mineral Safeguarding Area for Sand and Gravel Deposits on east of site but this small deposit may not be viable for commercial excavation.
Current use	The land is in open use and laid out to pasture possibly for grazing. The land has a restricted access via Burnside Close due to the narrow carriageway. Burnside Close and the established residential development along Clun Road screens CRAV006 from the rest of the town. This relative physical and visual isolation of CRAV006 increases the tranquillity and sensitivity of the land for development and this effect increases towards the western end of the site.
Topography	CRAV006 slopes gently upwards from land adjoining Burnside Close to the significant hillock of CRAV005 and CRAV014 elevated above Clun Road and the built edge along the south of Craven Arms.
Adjoining land uses and boundary features	CRAV006 is bounded by the residential properties of Burnside Close and Clun Road. CRAV006 forms a continuous area of open land with CRAV005, CRAV013 and CRAV014 rising over a steep hillock and falling to low lying land west along Clun Road. CRAV006 and CRAV014 / CRAV005 are broken into a series of fields and enclosed paddocks over the plateau of the hillock. This continuous area of greenfield land adjoins the Heart of Wales rail line to the south.
Local highway capacity/ constraints	Burnside Close might provide a vehicular access to the continuous area of land but the junction with Clun Road needs improvement to accommodate increased traffic and the Burnside Close forms a cul de sac with a narrow carriageway. An access into CRAV006 would require improvements for cycling and pedestrian access but Burnside Close might not accommodate these improvements.
Other critical infrastructure	Craven Arms Place Plan (2011 – 2012): 41. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study

<p>constraints¹</p>	<p>identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>42. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>43. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>44. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>45. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>46. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>47. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>48. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Landscape sensitivity high/medium</p> <p>The area is a series of pastures on undulating ground with a small stream valley with steep slopes in parts. Some areas, particularly to the east, slope away from the settlement exposing them to wider view. The far eastern field lies on a small rounded hillock which contributes to the local setting of the settlement. Some areas are poorly drained. Enclosure consists of low hedges and some fences with field trees. The area is bounded by a railway on one side and a B road with associated mixed age ribbon development on the other. The area acts as a setting for the south west approaches to the town and is overlooked by the Shropshire Way. One hedge forms a local skyline in local views from the B road. A tumulus is located in one field although not widely visible. The visual variety and character of the area form an attractive edge to the settlement.</p> <p>Housing capacity medium/low</p>

	<p>The area has little capacity for housing as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes, hillocks, stream valley and tumulus. Much of the area to the east slopes out from the settlement exposing it to wider view. Key areas to be avoided in terms of any potential development include the steep slopes, local skylines, stream corridor and area around the tumulus. If allocated, the main opportunity lies between the B road and stream.</p> <p>Employment capacity low The area has no capacity for employment due to its slopes, exposure to view and rural character.</p>
Planning history or designations	Submission on CRAV006 by Wall, James and Davies in 2008 promoting the land for residential development having defensible boundaries and few constraints to development.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV006 is not serviced and availability of mains services should be investigated.
Other constraints	The access via Burnside Close would restrict vehicular movements. The access to the site is restricted to a single field access and land either side of the access has not been included in CRAV006 which could ransom any access improvements. The local 11Kv electricity distribution system sits just inside CRAV006 and this may need improvement not just to serve increased residential demand but also to remove a height obstacle due to the sloping nature of this land. The isolated location and tranquil nature of the site increases the sensitivity of this land to development.
General site related benefits	CRAV006 is relatively well located within the built form of the town being directly accessed off Clun Road close to the principal highway junction and main shopping streets in the town. The site is also well screened by existing development and any development could be accommodated without significantly altering the familiar and cherished local townscape of the town. CRAV006 has a high degree of tranquillity and so would be sensitive to development.
Transport and Highways related benefits	Access to CRAV006 could also unlock CRAV014, CRAV005 and CRAV013.
Strategic fit	The area has limited capacity for development as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes, hillock, stream valley and a Bronze Age Burial Mound (Scheduled Ancient Monument 32289). Much of the land to the east slopes out from the settlements exposing it to wider views. Key areas to be avoided in terms of any potential development include the steep slopes of the hillock and the other features of the topography and history of this area.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	CRAV006 lies within the setting of Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) on CRAV005. The site also lies close to the Craven Arms / Newton Conservation Area but direct views are screened by the elevated railway corridors through the town.
Biodiversity	CRAV006 will require Extended Phase 1 Habitat Survey to map bat habitat and the presence of dormice, water voles and reptiles. CRAV006 lies within proposed Environmental Network and should enhance this network. CRAV006 is within 8km of the EU designated Downton Gorge Special Area for Conservation and screening of the impacts of any would be required.
Trees	CRAV006 has hedgerows and mature trees on northern boundary which will be minor constraints on development.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV006 accommodates a local brook within the site. No record of historic flood events but the local Flood Forum records some localised events possibly as a result of flooding around the Clun Road rail viaduct.
Drainage: Surface water flooding	Lower lying areas of site have surface water flood risk at the extreme, moderate and minor levels.
Drainage: Groundwater flooding	Moderate Potential (50 - 75%) for ground water flooding.
Drainage: Suitability for SUDS	Site investigations required on CRAV006 to assess local permeability but SUDS would appear inappropriate.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	CRAV006 has a watercourse extending through the site and lies alongside Flood Zone 3.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational
--	--

	<p>and ecological asset</p> <ul style="list-style-type: none"> ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV006 is a large, undeveloped, greenfield site situated off the Burnside Close cul de sac adjoining the Clun Road rail viaduct. CRAV006 forms part of a continuous area of greenfield land which extends west along the rear of the residential properties on Clun Road. CRAV006 adjoins the land comprising CRAV013, CRAV014 and CRAV005 which accommodates Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) on the plateau of the hillock.

The Stage 2a assessment (sustainability appraisal) shows the site is good quality agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road via Burnside Close and to amenity spaces and children’s play spaces in the adjoining town. The railway embankment does not form an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). However, this isolated and partially elevated site is within 500m of the Ancient Woodland of Sallow Coppice and is partially visible to views from the AONB to the south and this site has a high landscape sensitivity. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV006 has a high to medium landscape sensitivity due to the elevated site being on the western edge in the local landscape and from the AONB to the south of the town. The sloping nature of the site largely removes the issue of flooding on the site except in the low lying areas and this could also affect the surrounding land, highways and adjoining residential developments especially Burnside Close and Clun Road. CRAV006 would also require careful investigation of the local geology to assess the potential for groundwater flooding. The physical accessibility of CRAV006 would give weight to the development potential of the land but its relative isolation and the visibility of some areas of the site would caution against extensive development of the site. The relative isolation of the land would also require careful investigation of the biodiversity of the site especially with its links to CRAV005 and CRAV014. The site is affected by a range of infrastructure constraints but these affect the

whole town and servicing this physically accessible but sloping site should not be problematic.

Conclusion

Potential windfall site	Yes – there is a small area of land at the head of Burnside Close capable of accommodating a small development of around 4- 6 dwellings on two linked, irregular shaped plots. It is possible that this small area of land might also be developed in conjunction with an area within site CRAV006 but this would need to be determined in the light of the assessment of CRAV006 below as a potentially realistic development site.
Realistic site	Yes – the site affords good accessibility to the town and its physical infrastructure and commercial and community services. The town is also located close to the principal shopping streets and accessible from the Clun Road close to the A49 forming key highways in the principal network serving the town. This large site could also accommodate a significant capacity of development in a largely, well contained site. The limitations imposed by CRAV006 would relate to the restricted access along Burnside Close with its narrow carriageway and cul de sac formation and the visibility and sensitivity of the elevated areas of the site. As a potentially realistic development site with significant constraints the capacity of the site would need to be limited to that achievable on the lower, but relatively steeply sloping reaches of the site.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV007	WATLING STREET (and rear of 124 / 126 CLUN ROAD)
Size (ha)	5.1 hectares
Indicative capacity	128 dwellings (25dws/ha)
General location	CRAV007 lies to the west of Watling Street beyond the built form of Craven Arms and comprises the western extension of two large agricultural fields with CRAV001 and CRAV002 which are frontage sites on west side of Watling Street. These continuous sites are laid out to pasture and used for grazing livestock. CRAV007 also adjoins CRAV016 which extends further west into open countryside towards Sibdon Carwood village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV002 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV007 is in open countryside and provides livestock grazing as part of two larger fields with sites CRAV001 and CRAV002. The site also extends south between sites CRAV001 and CRAV016 to the Clun Road frontage adjoining the Council Depot complex with its potential for ground contamination.
Topography	CRAV007 forms the extension of a ridgeline with CRAV002 and extends south into the shallow valleys of the brook which traverses site CRAV013 flowing eastward to the River Onny.
Adjoining land uses and boundary features	CRAV007 extends the ridgeline paddock into the larger field CRAV016 which is exposed to views from the AONB to the west and north. The central area of CRAV007 accommodates Footpath 28 which also runs through sites CRAV002 and CRAV016. CRAV007 also adjoins the small residential enclave of 124 / 126 Clun Road.
Local highway capacity/ constraints	CRAV007 could have highway access off Clun Road but this is very close to the junction with Watling Street and is a rural road beyond the urban speed restrictions. Clun Road would require significant footway provision and improvements to the roadway to accommodate cycle and pedestrian access as would site CRAV016. From Watling Street, CRAV007 has no direct highway frontage and requires an access via CRAV002 from the upgraded section of road which has been widened to a two lane carriageway with footway. The Watling Street access would be acceptable but also requires improvement to accommodate cycle and pedestrian access.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 49. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works

	<p>will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>50. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>51. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>52. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>53. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>54. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>55. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>56. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is visible within the surrounding landscape but partially screened by trees and hedgerows and framed against residential development at Watling Street / Clun Road junction and by the Roman Downs development and the partially developed care home site. This site forms part of the specific sensitivity and capacity study with adjacent site CRAV002.</p> <p>Landscape sensitivity - medium</p> <p>The area is located on a gently sloping minor ridge and valley rising from the new edge of the settlement towards hills to the west. Low hedges enclose the improved pasture fields generally with one overgrown hedge running west from Watling Street which forms the eastern boundary of the area and which acts as the boundary of the settlement. The fields on the ridge sides/top are visible from some viewpoints to the south and north. These include the Shropshire Way which runs through the area. Isolated dwellings lie adjacent.</p>

	<p>Housing capacity - medium/low The area has limited capacity for housing, none in the short term, due to its open ridge landform which exposes it to view, clearly extends the settlement edge and its location west of Watling Street. Any development should retain a significant width to accommodate the stream corridor. Any development should be subject to a design brief to ensure any new edge does not become a detractor and include advance planting although this may be difficult to integrate with the relatively open field pattern of the area.</p> <p>Employment capacity - low The area has no capacity for employment due to its open ridge landform, rural location and proximity to housing.</p>
Planning history or designations	Submission on CRAV007 by Graham A Hislop in 2008 promoting the land for residential development with possibility to locate a new school.
Land ownership, land agreements and delivery statements	Owner of CRAV007 is not identified.
Access to services/employment areas	CRAV007 is not serviced and availability of mains services should be investigated.
Other constraints	Site is located outside the built form of Craven Arms in the setting of the AONB and is visible from Sibdon Carwood village.
General site related benefits	The proximity of the site to the Roman Downs development and the partially developed care home could help to screen the built edge of development on the southern edge of Craven Arms. This could help to create a softer edge to the town to mitigate for the current unsympathetic appearance of development in the setting of the AONB. However, this effect can be achieved by the development of site CRAV002 alone.
Transport and Highways related benefits	CRAV007 can only be accessed through CRAV002. Watling Street is now widened into a suitable, two lane carriageway from junction with B4368 Clun Road. CRAV002 could offer acceptable vehicular and cycle accessibility into the site but requires provision of a footway along the west side of Watling Street.
Strategic fit	CRAV007 is situated some distance from the built edge of Craven Arms but could potentially blend into development along Watling Street at the northern end of the site. Development on CRAV007 could help to further soften the unsympathetic impact of existing development on views of the town from the AONB but would itself have an impact on the AONB similar to CRAV001 and views from Sibdon Carwood similar to CRAV016. The need for new development in the town can be met by other more sustainable sites and so the extensive site of CRAV007 is not needed to satisfy the development requirements of Craven Arms at this point in time. The potential for CRAV007 to screen existing development in the town would be achieved more readily by the development of just the proposed exception site on CRAV002.

Other relevant information	
-----------------------------------	--

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Watling Street is route of Roman road requiring archaeological assessment and evaluation before submission of a planning application.
Biodiversity	CRAV007 will require Extended Phase 1 Habitat Survey to assess trees as bat habitat, presence of Great Crested Newts in pond within 100 meters of site and the presence of other reptiles and dormice. CRAV007 lies close to proposed, local Environmental Network and could enhance this network. CRAV007 is within 8km of Downton Gorge EU designated Special Area for Conservation (EU) and screening of the impacts of any development would be required.
Trees	CRAV007 has boundary hedgerows which will be minor constraint on development.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV007 accommodates a local brook adjoining the site. No record of historic flood events but local Flood Forum records some localised events.
Drainage: Surface water flooding	Lower lying areas of site have surface water flood risk at the 1:200 and 1:30 year levels.
Drainage: Groundwater flooding	Moderate Potential (50 - 75%) for ground water flooding.
Drainage: Suitability for SUDS	Site investigations required on CRAV007 to assess local permeability but SUDS would appear inappropriate.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road
--	--

	<ul style="list-style-type: none"> ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV007 lies to the west of Watling Street beyond sites CRAV001 and CRAV002 which are frontage sites along the west side of Watling Street. CRAV007, along with both sites CRAV001 and CRAV002 forms the western area of two large agricultural fields laid to pasture and used for grazing livestock. CRAV007 also adjoins CRAV016 which extends further west into open countryside towards Sibdon Carwood village.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV007 is predominantly Grade 2 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV007 is also close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people’s recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the corridors of local streams and the potential for groundwater flooding (due to local geology) require further investigation. There is a children’s play space accessible in the Alexandra Park development within the town but this is some distance from site. The current sustainability of the site is therefore judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV007 is outside the Mineral Safeguarding Area but development of the land would require the screening of any impacts on the EU designation of Downton Gorge as a Special area for Conservation. Watling Street has been widened but there is still a need for archaeological evaluation of the land due to the potential for Roman remains. The biodiversity value of the site also needs careful evaluation linked to the tree and hedgerow cover and due to the presence of ponds close to the site which may provide habitat for Great Crested Newts and the presence

Craven Arms: Submission

of other reptiles and dormice. The land lies close to a proposed local Environmental Network offering the potential for enhancement measures including improvements to Footpath 28 passing through the site.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV008	TANGLEWOOD FARM, WATLING STREET
Size (ha)	5.0 hectares
Indicative capacity	125 dwellings (25dws/ha)
General location	CRAV008 lies in the open countryside to the west of Craven Arms and comprises land and smallholdings in agricultural use. CRAV008 comprises the farmhouse and curtilage of Tanglewood Farm with other residential properties and is situated between CRAV007 (south) and CRAV015 (north). CRAV008 lies along the western frontage of Watling Street opposite the preferred site CRAV003 and adjoins the preferred exceptions site CRAV002.
Brownfield or Greenfield	Greenfield with developed farmhouse and adjoining residential properties.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV008 is just outside the Mineral Safeguarding Area for Sand and Gravel Deposits which affects land to the north
Current use	CRAV008 comprises a southern section with open fields and a dense hedgerow pattern screening the elevated land from Watling Street and accommodating part of the estate drainage system with a pond at the base of the slope. The flat and level area of CRAV008 to the north accommodates the farm buildings and residential properties of Tanglewood Farm including Lake View and Oak Cottage.
Topography	CRAV008 falls steeply from the ridgeline of CRAV002 / CRAV007 to form the flat shallow valley that runs to the west of Craven Arms and extending beyond the north of the town before rising slowly into the Shropshire Hills. The larger area of CRAV008 is flat, low lying land accommodating the farmstead and estate drainage of Tanglewood Farm. The land slopes gently eastwards reflecting the surrounding landscape and channels surface water into the town through sites CRAV003 and CRAV009.
Adjoining land uses and boundary features	CRAV008 exemplifies a significant change in character along the west of Craven Arms at Watling Street. Eastwards is the developed urban character of the town marked by Roman Downs and views into Craven Arms Business Park and the residential areas to the south and westwards are the farmsteads, open farmland with traditional, hedgerow field pattern rising to the uplands of the AONB.
Local highway capacity/ constraints	The access into the site is acceptable in that Watling Street provides access to the agricultural and residential traffic of the rural farmsteads, Roman Downs and other through traffic. However, Watling Street is only a single lane highway at this point and further residential development at this point would require upgrading of the road to a two lane carriageway and footway with improved cycle and pedestrian links.
Other critical	Craven Arms Place Plan (2011 – 2012):

<p>infrastructure constraints¹</p>	<p>57. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>58. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>59. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>60. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>61. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>62. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>63. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>64. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is visible within the surrounding landscape but slopes down northwards into a shallow valley.</p> <p>Landscape sensitivity - medium The area is located on a very gently sloping valley side rising from the new edge of the settlement towards hills to the west. Low hedges enclose the improved pasture fields generally. Watling Street forms the eastern boundary of the area and acts as the boundary of the settlement. The area is lower lying than the ridge to the south and is therefore less widely visible although views are possible from the west up the valley. The Shropshire Way runs to the south. Dwellings/ farmstead lie adjacent.</p> <p>Housing capacity - medium The area has limited capacity for housing, probably none in the short term,</p>

	<p>as it would clearly extend the settlement edge and its location west of Watling Street. Any development should retain a significant width to accommodate the stream corridor. Any development should be subject to a design brief to ensure any new edge does not become a detractor which should include advance planting.</p> <p>Employment capacity - low The area has no capacity for employment due to its rural location and proximity to housing.</p>
Planning history or designations	Submission on CRAV008 by landowners in 2010 states that the land is not proposed for development.
Land ownership, land agreements and delivery statements	Landowners of CRAV008 are Mr & Mrs C M Roberts, Tanglewood Farm, Watling Street, Craven Arms, SY7 8DX
Access to services/employment areas	CRAV008 is serviced to Tanglewood Farm but availability of mains services would need investigation.
Other constraints	The estate drainage system with natural balancing pond would need to be retained (and possibly culverted) to ensure the free drainage of the agricultural land to the west especially given the surface water runoff from the surrounding elevated land.
General site related benefits	The low lying nature of most of this site may reduce the visibility of development. This would require a design brief to ensure any new developed edge does not become a detractor from the landscape which should include advance planting.
Transport and Highways related benefits	CRAV008 can be accessed directly from Watling Street but Watling Street would need to be widened into suitable, two lane carriageway with provision of a footway north from the Roman Downs development close to the junction with B4368 Clun Road.
Strategic fit	The area has limited capacity for housing, probably none in the short term, as it would clearly extend the settlement edge and its location west of Watling Street. The need for new development in the town can be met by other more sustainable sites and so CRAV008 is not required to satisfy the demand for development at this time.
Other relevant information	This site also has a viable commercial use as a rural tourism enterprise offering holiday let accommodation and providing a children's recreational facility in the form of a play barn. The owners are content with their enterprise and are not looking to realise the value of their land assets at this time.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Watling Street is route of Roman road requiring archaeological assessment and evaluation before submission of a planning application.
Biodiversity	CRAV008 will require Extended Phase 1 Habitat Survey to assess trees as bat habitat and the presence of Great Crested Newts in pond within 100 meters of site, other reptiles and dormice. CRAV008 lies close to proposed local Environmental Network and could enhance this network. CRAV008 is within 8km of the EU designated

	Downton Gorge Special Area for Conservation (EU) and screening of the impacts of development would be required.
Trees	CRAV008 has boundary hedgerows which will be minor constraint on development.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV008 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but Local Flood Forum records one localised flood event.
Drainage: Surface water flooding	Lower lying areas of site have surface water flood risk at the 1:200 year level.
Drainage: Groundwater flooding	High Potential (>75%) for ground water flooding.
Drainage: Suitability for SUDS	SUDS would appear inappropriate due to low permeability of local geology.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	CRAV008 has a watercourse extending through the site boundary and low lying area prone to surface water flooding.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre
--	--

	<ul style="list-style-type: none"> ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV008 lies in the open countryside to the west of Craven Arms and comprises land and smallholdings in agricultural use. CRAV008 comprises the farmhouse and curtilage of Tanglewood Farm with other residential properties and is situated between CRAV007 (south) and CRAV015 (north). CRAV008 lies along the western frontage of Watling Street opposite the preferred site CRAV003 and adjoins the preferred exceptions site CRAV002.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV008 is predominantly Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, site CRAV008 is distant from all local services but does have access to some of the amenity green space and children’s play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.

The Stage 2b assessment presents the following considerations: CRAV008 is outside the Mineral Safeguarding Area and lies in a shallow valley below the local ridgeline with CRAV002 and CRAV007 which helps to screen existing development and activities. This shallow valley has good estate drainage channelling a local brook but low laying areas are prone to surface and groundwater flooding and the local geology makes infiltration drainage inappropriate. The landscape sensitivity is medium but the site is already partially developed and the owners operate a rural tourism enterprise and have no intention of disposing of the land. Watling Street marks a distinct change in character from townscape to countryside and development is expected to be concentrated to the east of Watling Street. The access to the land is already acceptable but an intensification of the site or its partial or complete redevelopment would require an upgrade of Watling Street to provide a 2 lane carriageway with improve cycle and pedestrian access. Watling Street would require archaeological evaluation and the land would require assessment of the biodiversity with the potential to provide enhancements to the local Environmental Network were the site to be developed.

Conclusion

Potential windfall site	No
--------------------------------	-----------

Craven Arms: Submission

Realistic site	Yes – but there are more suitable and sustainable sites which should be allocated for development at this time.
-----------------------	--

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV009	OFF BROOK ROAD
Size (ha)	1.3 hectares
Indicative capacity	33 dwellings (25dws/ha)
General location	CRAV009 is a medium sized greenfield site located on the edge of the residential area on Brook Road. The site communicates with site CRAV003 across an open boundary (west) marked by an open brook and Footpath 27, the site also adjoins the Craven Arms Business Park (north) but commercial development has yet to extend to the boundary and the east of CRAV009 adjoins the main rail line. CRAV009 is accessed via an unimproved lane off the head of Brook Road which appears to be privately owned. The unimproved lane serves a number of residential properties and a building contractor's yard. CRAV009 was allocated for housing in the saved South Shropshire Local Plan as LS2003/00005 but remains undeveloped.
Brownfield or Greenfield	Greenfield land previously allocated as a housing site in the South Shropshire Local Plan (2005) but not developed.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV009 lies within the Mineral Safeguarding Area but appears unviable due to the small size of the site and its location within the built form of the town.
Current use	CRAV009 is situated at the head of Brook Road where this residential estate road grades down into a private lane serving several dwellings and a contractor's yard. The land is an open field laid out to short pasture grazing which is used as an amenity open space. The land is crossed by 'desire line' footpaths from Brook Road and Watling Street which link to a permissive footpath into Craven Arms Business Park off Long Lane.
Topography	The site is flat and level except for a steep slope on the eastern boundary which links with the railway sidings. This slope offers evidence of previous excavation reflecting an historical, industrial use which might indicate ground contamination.
Adjoining land uses and boundary features	The eastern boundary joins with the railway sidings and is marked by metal palisade fencing which emphasises the significant variations in land levels. To the north, there is a shelter belt of thick tree planting forming a boundary with Craven Arms Business Park. To the south and west the site adjoins neighbouring residential developments which include Footpath 27 along the drainage brook running into the head of Brook Road.
Local highway capacity/ constraints	The lane off Brook Road does not provide a suitable access into the site which has prevented the development of this previous housing allocation. CRAV009 could be accessed from Watling Street through site CRAV003 across the open boundary with CRAV009.
Other critical infrastructure	Craven Arms Place Plan (2011 – 2012): 65. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study

<p>constraints¹</p>	<p>identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>66. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>67. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>68. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>69. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>70. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>71. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>72. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character²</p>	<p>General Landscape Sensitivity – Medium</p> <p>Site is well screened within the built form of the town. Specific sensitivity and capacity study available for adjacent land to the west proposed to be combined in a single allocation.</p> <p>Landscape sensitivity - medium</p> <p>The area consists of a series of pastoral fields on a flat valley floor divided by ditches filled with water and marginal vegetation. Mature trees including oaks and willows are found on some boundaries and help divide the site to an extent but moderately high hedges are confined to the Watling Street frontage which runs on the north west boundary. The area has a distinct poorly drained character differing from the nearby fields. The area is not widely visible. A raw edge of new housing lies to the south east, visible across the fields from the Roman Road, and the commercial area to the north is also visible behind high hedges. The area appears quiet.</p>

	<p>Housing capacity - medium The area may have some capacity for housing as it is not widely visible although the ditches appear to have ecological and landscape value and the mature trees dividing the fields also contribute to the area's character. These elements would require protection and be retained in any layout. Any development should be subject to a design brief.</p> <p>Employment capacity - medium/low The area may have some capacity for employment use to the north although the boundary to the existing industrial estate is well vegetated and this area is relatively open to view from adjacent housing. Significant advance planting screening belts would need to be implemented. Any development should be subject to a design brief to ensure any new edge does not become a detractor</p>
Planning history or designations	CRAV009 was allocated for housing development in Policy S1 of the South Shropshire Local Plan in 2005 which proposed a development of 50 dwellings but access restrictions appear to have prevented the development of this land.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV009 has services to the site boundary from adjoining residential developments. CRAV009 adjoins Craven Arms Business Park but has no access into the employment area.
Other constraints	Site adjoins a shelter belt of closely planted trees separating the site from Craven Arms Business Park. The currently undeveloped plots in the Business Park close to CRAV009 are being let to end users and any potential impacts on residential amenity need to be considered in the layout and design of housing on CRAV009.
General site related benefits	CRAV009 is a significant, flat level site with few development constraints that is capable of accommodating a higher density, mixed tenure development. The open boundary with CRAV003 would accommodate a suitable access and remove the constraint of the private land at the head of Brook Road. The proximity of Craven Arms Business Park and the co-operation of the owner of the estate will facilitate the creation of a footpath link through the shelter belt of trees to create a pedestrian and cycling route into the employment area which could form a secondary access for emergency vehicles.
Transport and Highways related benefits	CRAV009 is accessed via a private lane off the head of Brook Road which is narrow and already serves residential developments and a contractor's yard.
Strategic fit	CRAV009 lies within the existing built form of Craven Arms with links to existing infrastructure services and the potential to link into the existing highway network of the town. The site offers a significant capacity through a higher density mixed tenure scheme along with site CRAV003 which will provide the principal highway access. The sites CRAV009 and

	CRAV003 can be developed without extending the built form of the town into the open countryside and there would be only limited impacts upon the visual and landscape character of the town and views from the surrounding AONB.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	CRAV009 contains a Roman site and will require a full programme of archaeological excavation before development commences. Post determination excavation can be based on an earlier 1991 evaluation.
Biodiversity	CRAV009 will require Extended Phase 1 Habitat Survey to map habitats and assess trees as bat habitat, presence of habitats for dormice and other reptiles also need to be investigated. CRAV009 lies close to proposed Environmental Network in SAMDev and could enhance this network. CRAV009 is within 8km of Downton Gorge Special Area for Conservation (EU) and screening assessment of impacts of development on Downton Gorge is necessary. CRAV009 has a slow worm habitat which is a protected species.
Trees	The site adjoins CRAV003 and the boundary between the two sites accommodates veteran Oak trees however the trees and hedgerows on CRAV009 would be minor constraint to development of the land.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV009 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but Local Flood Forum records some localised flood events. Site lies in Flood Zone 2 which affects 0.16ha (12%) of the site.
Drainage: Surface water flooding	Site has significant surface water flood risk during moderate and extreme events affecting 1.16 ha (88%) of the site and could affect the whole site in a 1:200 year event.
Drainage: Groundwater flooding	Moderate Potential (50% - 75%) for ground water flooding and localised ground conditions need to be investigated for infiltration and attenuation.
Drainage: Suitability for SUDS	SUDS would appear appropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	Additional up-to-date information regarding the risk of flooding on this site and the adjoining site CRAV003 can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that site CRAV009 cannot be developed as it lies within Flood Zone 3 and should remain open to act as attenuation for the surrounding ditch network and to accommodate the potential risk from blockages of the culverted ditch which drains the site. CRAV003 similarly may not have sufficient developable area within Flood Zone 1 to accommodate the proposed scale of development plus the additional housing capacity being displaced from site CRAV009. Detailed modelling of CRAV003 is required to confirm the extent of fluvial flooding within the site including Flood Zone 3 areas around the

	<p>watercourses through the site, the maintenance of a safe access into CRAV003 during the 1 in 100 year climate change event, any additional flood risk within CRAV003 arising from blockages of the culverted ditch on site CRAV009 and the management of flood risk to adjoining areas including CRAV009 from flooding / discharge arising within CRAV003.</p>
<p>Community consultation response</p>	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This site is situated between the private lane at the head of Brook Road and Long Lane Industrial Estate but commercial development has yet to extend up to this boundary. The site also adjoins the main Shrewsbury to Cardiff rail line along the eastern boundary. The site is an existing but undeveloped housing allocation LS2003/00005 which also inks with CRAV003 through an open boundary marked by brook and Footpath 27.

The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The site provides access to bus services along Clun Road but the railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination on the eastern boundary. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children’s play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.

The Stage 2b assessment presents the following considerations: the private lane off Brook Road does not provide a suitable access which perhaps explains why this existing housing allocation has not been developed. The site would need to be accessed through the adjoining site CRAV003. The site lies within a Mineral Safeguarding Area but appears unviable due to the small size of the site and its location within the built form of the town. The site also adjoins Craven Arms Business Park and whilst the employment land along the boundary is as yet undeveloped care would be needed to protect the residential amenity on CRAV009. The site is however, crossed by desire line footpath leading to a permissive footpath link into the Business Park through the shelter belt of trees to the north of CRAV009. These important pedestrian links could be formalised were CRAV009 to be developed. The site has a potential for archaeological significance due to Roman remains which would need to be investigated as would the presence of a slow worm habitat (protected species), the site is affected (12% of area) by Flood Zone 2 and has significant surface and ground water flood risk in a 1:200 year event hence the need for appropriate infrastructure investment. The site is affected by a range of infrastructure constraints which affect the whole town but services should be available from the surrounding developments. The site offers a significant capacity through a higher density mixed tenure scheme along with site CRAV003 which will provide the principal highway access. The sites CRAV009 and CRAV003 can be developed without extending the built form of the town into the open countryside and there would be only limited impacts upon the visual and landscape character of the town and views from the surrounding AONB.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - this site lies within the existing built form of Craven Arms and will link into existing infrastructure and the highway network within the town. The site also offers a significant housing yield to largely satisfy the residual housing needs in combination with the adjoining site CRAV003.
	<p>The development of CRAV009 would require:</p> <ul style="list-style-type: none"> • principal access into the site from adjoining CRAV003 • Phase 1 Habitat Assessment especially to assess the site for slow worm habitat as a protected species • Evaluation of the archaeological significance of the site and the potential for ground contamination along the eastern site boundary • Suitable drainage of the site to mitigate for an area within Flood

	<p>Zone 2 and the potential for surface and ground water flooding</p> <ul style="list-style-type: none">• Protection of residential amenity due to the proximity of the site to the as yet undeveloped plots in Craven Arms Business Park• highway, pedestrian and cycling links are required into the existing highway network in adjoining residential areas
--	---

CRAV012	SOUTH OF HALFORD (part)
Size (ha)	6.4 hectares (whole site)
Indicative capacity	160 dwellings (25dws/ha)
General location	CRAV012 is a large, greenfield site located along the eastern side of the River Onny and the site largely lies in Flood Zone 3a. The site is directly opposite the abattoir operated by Euro Quality Lambs and CRAV012 is outside the built area of Craven Arms. The site extends south along the river and joins with the extended Newton Conservation Area.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV012 is partially affected by the Mineral Safeguarding Area for Sand and Gravel Deposits on the north east of site but this small deposit may not be viable for commercial excavation.
Current use	CRAV012 is mainly good quality Grade 3 agricultural land with areas of Grade 2. The land is laid out to pasture and used for livestock grazing which is affected by the capacity of the site to flood. The River Onny forms the western boundary to the site and is lined by trees along much of its length.
Topography	CRAV012 slopes gently from the north to the south falling from Corvedale to the much lower neighbourhoods of the Newton Conservation Area along the valley of the River Onny.
Adjoining land uses and boundary features	CRAV012 is bounded to the west by the River Onny and the buildings and open lairage of Euro Quality Lambs abattoir. The river flows south and forms the boundary between CRAV012 and the Newton Conservation Area. To the north the site is bounded by Corvedale Road which rises into Corvedale and the land to the east rises away from CRAV012 into open countryside.
Local highway capacity/ constraints	CRAV012 would need to be accessed directly from Corvedale Road with a new highway junction and improvements to cycle access infrastructure. This access would need to relate to the existing junction off Corvedale Road into the adjoining village of Halford to the north.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 73. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 74. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works

	<p>located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>75. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>76. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>77. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>78. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>79. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>80. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
Inherent landscape character ²	<p>Landscape Sensitivity – Low</p> <p>CRAV012 lies in the valley of the River Onny concealed by the tree belt along the course of the River Onny and by the significant elevation of the surrounding land to the east which rises into the Corvedale valley</p>
Planning history or designations	Submission on CRAV012 by Heald Partnership and Les Stephan Planning Partnership promoting the land for residential development.
Land ownership, land agreements and delivery statements	Owners are Mr & Mrs Hickman, Upper Onibury, near Craven Arms, SY7 9AW.
Access to services/employment areas	CRAV012 would require all services to be provided and is located beyond the edge of the town with poor accessibility to existing employment areas in the town.
Other constraints	The site is constrained to the south by the sensitive setting of the Newton Conservation Area and across the southern and central areas by the significant flood risk from the River Onny and surface and groundwater sources. CRAV012 also accommodates a network of designated footpaths which traverse the site including Footpaths 21, 22, 23, 24 and 25 and Footpaths 21, 22, and 23 all use the single bridging point across the River Onny to the south of the site linking into the Newton Conservation Area.
General site related benefits	CRAV012 relates visually to the built area of Craven Arms and is linked via Footpaths 21, 22 and 23 to the Newton area and could be accessed from Corvedale Road. This smaller area of CRAV012 is already loosely bounded by tree cover but could be visually contained with appropriate structural landscaping.
Transport and Highways	CRAV012 would need to be accessed directly from Corvedale Road with

related benefits	a new highway junction. Access is acceptable but cycle access infrastructure may not be viable unless whole site developed.
Strategic fit	CRAV012 is just beyond the built form of Craven Arms but relates visually to the pattern of development and is linked by Footpaths 21, 22 and 23 to the Newton area. This could enable the north eastern area of CRAV012 to be developed as an exceptions housing scheme with an access from Corvedale Road and visually contained with appropriate structural landscaping. CRAV012 could significantly front load affordable housing provision in the town and soften the current unsympathetic visual character of development at this eastern gateway to the town via Corvedale Road.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	CRAV012 lies within the Newton Conservation Area and impact on the historic character and setting would be a material consideration for any development of CRAV012. Post determination archaeological excavation may also be required.
Biodiversity	CRAV012 will require Extended Phase 1 Habitat Survey to assess trees as bat habitat and the presence of Great Crested Newts in pond within 100 metres of site, other reptiles and dormice, water voles and otters. CRAV012 lies within the proposed Environmental Network and could enhance this network. CRAV012 is within 8km of the EU designated Downton Gorge Special Area for Conservation (EU) and screening of the impacts of any development would be required. CRAV012 has slow worm habitat which is a protected species.
Trees	Trees and hedgerows on the site will be a minor constraint on development of the land. The site adjoins mature woodland which should also be protected.
Environmental Health	CRAV012 should not be developed for residential due to proximity to abattoir. The abattoir has potential for issues of noise, odour and light pollution to affect residential amenity.
Drainage: Watercourse flooding	CRAV012 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but Local Flood Forum records one localised flood event. Site lies in Flood Zone 3a which affects 3.38ha (53%) of the site.
Drainage: Surface water flooding	Site has significant surface water flood risk during moderate and extreme events affecting 2.24 ha (36%) of the site in a 1:200 year event.
Drainage: Groundwater flooding	Moderate Potential (50% - 75%) for ground water flooding and localised ground conditions need to be investigated for infiltration and attenuation.
Drainage: Suitability for SUDS	SUDS would appear appropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	EA suggests the Flood Zone Map needs redefining. CRAV012 has a watercourse extending through the site boundary with 36% of the site prone to surface water

	flooding.
Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV012 is a large, greenfield site located along the eastern side of the River Onny and the site largely lies in Flood Zone 3a. The site is directly opposite the abattoir operated by Euro Quality Lambs and CRAV012 is outside the built area of Craven Arms. The site extends south along the river and joins with the extended Newton Conservation Area.

The Stage 2a assessment (sustainability appraisal) shows the site is largely affected by Flood Zone 3a and only the north eastern area of the site was progressed as a potential development site. This will also protect the setting of the extended Newton Conservation Area adjoining the southern part of the site which communicates across the bridging point for Footpaths 21, 22 and 23. The site is accessible to amenity land and the bus stops and

services along Corvedale Road and the A49, Shrewsbury Road and to the local primary school but is distant from other recreational facilities along Shrewsbury Road. The potential development land at the north east of the site is well screened by tree cover and relatively low lying in the local landscape and has a low sensitivity to development. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment presents the following considerations: the potential developable area of the site has been reduced due the significant flood risks across most the site from the River Onny, surface water and groundwater sources. On the potential developable area of the site there is however, potential for infiltration drainage subject to investigation of the local geology. Although it is recommended that the Euro Quality Lambs abattoir is not a suitable neighbour for residential development it is proposed that this operation be relocated from its current site relieving CRAV012 of any potential impacts from the abattoir operation. The potential developable area therefore needs further assessment of the agricultural land quality of any land developed and the biodiversity of the site particularly in relation to slow worm habitat as a protected species. The site forms part of proposed local Environmental Network and development of the north east of CRAV012 could enhance the protection of the mature woodland to the east and improve the significant Footpath network across the larger site. This could enable the north eastern area of CRAV012 to be developed as an exceptions housing scheme with an access from Corvedale Road and visually contained with appropriate structural landscaping. CRAV012 could significantly front load affordable housing provision in the town and soften the current unsympathetic visual character of development at this eastern gateway to the town via Corvedale Road.

Conclusion

Potential windfall site	No
Realistic site	Yes – as an exceptions site for affordable housing on the north east area of the site with an access from Corvedale Road and visually contained with appropriate structural landscaping. CRAV012 could significantly front load affordable housing provision in the town and soften the current unsympathetic visual character of development at this eastern gateway to the town via Corvedale Road.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV013	ADJOINING CLUN ROAD (SOUTH)
Size (ha)	6.8 hectares (whole site)
Indicative capacity	170 dwellings (25dws/ha)
General location	CRAV013 is a large, greenfield site situated along the southern edge of Clun Road and extending up a steep slope to site CRAV005 and also to meet the railway embankment of the Heart of Wales railway. CRAV013 accommodates Footpath 29 and a brook issuing from the uplands which traverses the site before entering a culvert which directs the flow to the River Onny. CRAV013 forms the foreground setting for Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) located on the hillock overlooking Craven Arms.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV013 is affected by the Mineral Safeguarding Area with a small mineral seam running through the eastern part of the site but this deposit is not expected to be viable for commercial extraction.
Current use	CRAV013 is in open use and laid out to pasture. The site is split by a local brook with footpath crossing points that issues from the south to a culvert under the established residential properties on Clun Road. The western area accommodates a small enclave of agricultural buildings accessed via a narrow track with a gated, highway junction onto Clun Road. Footpath 29 also crosses the western part of the site
Topography	CRAV013 is a gently sloping site which falls away from Clun Road at the base of the steeply rising, hillock comprising sites CRAV005, CRAV006 and CRAV014.
Adjoining land uses and boundary features	CRAV013 forms the foreground for the plateau of the steep hillock at site CRAV005 which accommodates Scheduled Ancient Monument 32289 overlooking the town. CRAV013 falls gently from Clun Road providing a significant change in character from the town into a more tranquil and sensitive rural landscape. CRAV013 forms the southern and low lying part of the continuous area of open land with sites CRAV005, CRAV006 and CRAV014. This continuous area of greenfield land is also bounded Heart of Wales rail line.
Local highway capacity/ constraints	CRAV013 offers a potential vehicular access to the land via the existing gated, highway junction from Clun Road. This access may be suitable for CRAV013 but might be technically demanding to access the hillock and sites CRAV005 and CRAV014. Any access would require improvements for cycling and pedestrian use and Clun Road itself would require a footway.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 81. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works

	<p>will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>82. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>83. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>84. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>85. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>86. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>87. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>88. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Landscape sensitivity high/medium The area is a series of pastures on undulating ground with a small stream valley with steep slopes in parts. Some areas, particularly to the east, slope away from the settlement exposing them to wider view. The far eastern field lies on a small rounded hillock which contributes to the local setting of the settlement. Some areas are poorly drained. Enclosure consists of low hedges and some fences with field trees. The area is bounded by a railway on one side and a B road with associated mixed age ribbon development on the other. The area acts as a setting for the south west approaches to the town and is overlooked by the Shropshire Way. One hedge forms a local skyline in local views from the B road. A tumulus is located in one field although not widely visible. The visual variety and character of the area form an attractive edge to the settlement.</p> <p>Housing capacity medium/low The area has little capacity for housing as it forms an attractive edge to the</p>

	<p>settlement with sensitive features such as local skylines, steep slopes, hillocks, stream valley and tumulus. Much of the area to the east slopes out from the settlement exposing it to wider view. Key areas to be avoided in terms of any potential development include the steep slopes, local skylines, stream corridor and area around the tumulus. If allocated, the main opportunity lies between the B road and stream.</p> <p>Employment capacity low The area has no capacity for employment due to its slopes, exposure to view and rural character.</p>
Planning history or designations	Submission on CRAV013 by Wall, James and Davies in 2008 but the land was not proposed for development at that time or for the foreseeable future.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV013 would require all services to be provided and availability of services on Clun Road would need to be investigated.
Other constraints	CRAV013 forms the foreground for Scheduled Ancient Monument 32289 on site CRAV005. This monument is a sensitive and fragile landscape requiring significant protection to ensure it is preserved. The impacts of development on the monument are a key constraint to using this extensive area of land on the south of town.
General site related benefits	CRAV013 forms part of an important area of tranquil open land close to the built area of Craven Arms. CRAV013 contributes to the views of the Shropshire Hills from the town and can be enjoyed by those accessing the area via Footpath 29 traversing the site.
Transport and Highways related benefits	CRAV013 requires an access directly from Clun Road but upgrading Clun Road from Alexandra Park with appropriate cycle and pedestrian infrastructure may also require development on sites CRAV005, CRAV006 and CRAV014.
Strategic fit	The area has little capacity for housing as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes, hillocks, stream valley and tumulus. Much of the area to the east slopes out from the settlement exposing it to wider view. Key areas to be avoided in terms of any potential development include the steep slopes, local skylines, stream corridor and area around the tumulus. If allocated, the main opportunity lies between the B road and stream on CRAV013 but the land owners have indicated they do not wish to realise this asset. .
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
--	--

Heritage	The eastern extent of CRAV013 lies in close proximity to Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) and the impact of any development on the setting of the SAM would need to be considered.
-----------------	--

Biodiversity	CRAV013 will require Extended Phase 1 Habitat Survey to assess trees as bat habitat and the presence of reptiles, dormice and water voles. CRAV013 lies within the proposed Environmental Network and could enhance this network. CRAV013 is within 8km of the EU designated Downton Gorge Special Area for Conservation (EU) and screening of impacts of development would be required.
Trees	Trees and hedgerows on the site will be a minor constraint on development of the land but includes scattered mature trees across the site which should be retained where possible.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV013 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but local Flood Forum records one localised flood event. Site lies in Flood Zones 2 and 3a which affects upto 1.37 ha (20%) of the site.
Drainage: Surface water flooding	CRAV013 has significant surface water flood risk affecting upto 2.7 ha (40%) of the site in a 1:200 year event.
Drainage: Groundwater flooding	Moderate Potential (50% - 75%) for ground water flooding and localised ground conditions need to be investigated for infiltration and attenuation.
Drainage: Suitability for SUDS	SUDS would appear appropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	EA suggests the Flood Zone Map needs refining. CRAV013 has a watercourse extending through the site with land affected by Flood Zones 2 and 3a and upto 40% of the site prone to surface water flooding in extreme events and minor events affecting 0.5ha (6%) of the site.
Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset

	<ul style="list-style-type: none"> ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV013 is a large, greenfield site on southern edge of Clun Road which extends up a steep slope to site CRAV005 and to the line of the Heart of Wales railway. CRAV013 accommodates a brook issuing from the uplands which traverses the site before being culverted to the east. CRAV013 is the foreground setting for Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) located on the hillock overlooking Craven Arms.

CRAV013 is a large, greenfield site situated off the Burnside Close cul de sac adjoining the Clun Road rail viaduct. CRAV006 forms part of a continuous area of greenfield land which extends west along the rear of the residential properties on Clun Road. CRAV006 adjoins the land comprising CRAV013, CRAV014 and CRAV005 which accommodates Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) on the plateau of the hillock.

The Stage 2a assessment (sustainability appraisal) shows this visible site has a high landscape sensitivity and is good quality Grade 2 and 3a agricultural land used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children’s play spaces in the adjoining neighbourhoods but is distant from the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). The site is within 500m of the Ancient Woodland of Sallow Coppice but is screened from view by site CRAV005 which forms the plateau of this steep hillock. This low lying site which is traversed by a local brook is within Flood Zones 2 and 3a and is prone to surface water and groundwater flooding but infiltration drainage may still be possible subject to further investigations of the local geology. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment presents the following considerations: the landscape sensitivity is due to this partially elevated site being visible from the town and from views from the AONB to the north. The physical accessibility of CRAV013 gives weight to the development potential of the land but the owners have indicated they do not wish to realise this asset. The drainage on the site feeds into culverts issuing into the River Onny and impeded drainage in the culverts and run off from the surrounding elevated land will cause the site to

flood. CRAV013 would also require careful investigation of the local geology to assess the potential for groundwater flooding and the use of infiltration drainage. The current restricted access to site CRAV013 and its agricultural use will require investigation of the biodiversity of the site especially with its links to the more isolated site CRAV005 and CRAV014. The site forms part of a local Environmental Network offering the opportunity for enhancement including improvements to Footpath 29. The site is affected by a range of infrastructure constraints but these affect the whole town and servicing this physically accessible site should not be problematic.

Conclusion

Potential windfall site	No
Realistic site	Yes – but there are more suitable and sustainable sites which should be allocated for development at this time. The landowners have also indicated that they do not wish to dispose of their land asset at CRAV013.

Recommendation

Preferred option	No
If Yes, Key Development Issues from assessment	n/a

CRAV014	REAR OF AMBLESIDE, CLUN ROAD
Size (ha)	0.4 hectares (whole site)
Indicative capacity	10 dwellings (25dws/ha)
General location	CRAV014 is located to the rear of the residential properties fronting Clun Road. The site is a small, greenfield site situated on the plateau of the hillock overlooking the south of Craven Arms situated between sites CRAV005 and CRAV006. CRAV014 can only be accessed through one of these adjoining sites but is visible from the Scheduled Ancient Monument 32289 situated on CRAV005.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV014 lies just outside the narrow seam of the Mineral Safeguarding Area affecting CRAV005, CRAV006 and CRAV013 but this narrow seam is not expected to be viable for commercial extraction.
Current use	CRAV014 is an enclosed paddock used either for grazing or as garden land / allotment. The significant elevation of CRAV014 above the town, its separation by Clun Road and the established residential development enforces the physical and visual isolation of CRAV014. This physical and visual isolation increases the tranquillity of the land and its sensitivity to development.
Topography	CRAV014 forms part of the relatively flat, plateau of the steep hillock between sites CRAV005 and CRAV006.
Adjoining land uses and boundary features	CRAV014 forms part of the cartilage of a residential property fronting onto Clun Road. CRAV014 also forms part of the continuous area of open land with CRAV005, CRAV006 and CRAV013 to the south of the Craven Arms. This land is broken into a series of paddocks including CRAV014 bounded by fencing and hedgerows with boundary trees. CRAV014 also adjoins the Heart of Wales rail line.
Local highway capacity/ constraints	There is no vehicular access to the land and the steep hillock would make an access from Clun Road via CRAV013 a technically demanding highway development. Burnside Close via CRAV006 could provide a vehicular access to this continuous area of land but the junction with Clun Road would need some improvement to accommodate increased traffic and Burnside Close itself would restrict access due to the narrow width of the carriageway. Any access would require improvements for cycling and pedestrian access but the carriageway of Burnside Close may not accommodate this improvement.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 89. <i>Upgrade to Sewage Treatment Works</i> . Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand.

	<p>Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>90. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>91. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>92. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>93. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>94. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>95. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>96. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Landscape sensitivity high/medium The area is a series of pastures on undulating ground with a small stream valley with steep slopes in parts. Some areas, particularly to the east, slope away from the settlement exposing them to wider view. The far eastern field lies on a small rounded hillock which contributes to the local setting of the settlement. Some areas are poorly drained. Enclosure consists of low hedges and some fences with field trees. The area is bounded by a railway on one side and a B road with associated mixed age ribbon development on the other. The area acts as a setting for the south west approaches to the town and is overlooked by the Shropshire Way. One hedge forms a local skyline in local views from the B road. A tumulus is located in one field although not widely visible. The visual variety and character of the area form an attractive edge to the settlement.</p> <p>Housing capacity medium/low The area has little capacity for housing as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes,</p>

	<p>hillocks, stream valley and tumulus. Much of the area to the east slopes out from the settlement exposing it to wider view. Key areas to be avoided in terms of any potential development include the steep slopes, local skylines, stream corridor and area around the tumulus. If allocated, the main opportunity lies between the B road and stream.</p> <p>Employment capacity low The area has no capacity for employment due to its slopes, exposure to view and rural character.</p>
Planning history or designations	No submissions have been made on CRAV014.
Land ownership, land agreements and delivery statements	Owner of CRAV014 is not identified.
Access to services/employment areas	CRAV014 would require all services to be provided but the availability of services on Clun Road serving the existing residential frontage would need to be investigated.
Other constraints	CRAV014 is close to the Scheduled Ancient Monument 32289 which is a Bronze Age Burial mound. This important historical feature represents a very sensitive and fragile landscape deserving of significant protection to secure its continuing preservation. The potential impact of development on this feature does not justify opening this extensive area of land for development.
General site related benefits	CRAV014 forms part of an important area of tranquil open land close to the built area of Craven Arms.
Transport and Highways related benefits	CRAV014 would need to be accessed through CRAV006 or possibly CRAV005 and CRAV013 and so vehicular and cycle access is a significant constraint to development.
Strategic fit	The area has little capacity for development as it forms an attractive edge to the settlement with sensitive features such as local skylines, steep slopes, hillock, stream valley and a Bronze Age Burial Mound (Scheduled Ancient Monument 32289). Much of the land to the east slopes out from the settlements exposing it to wider views from both the north and the south. Key areas to be avoided in terms of any potential development would include the steep slopes of the hillock and the other features of the topography and history of this area.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	The whole of CRAV014 lies in close proximity to Scheduled Ancient Monument 32289 (Bronze Age Burial Mound) and the impact of any development on the setting of the SAM would need to be considered.
Biodiversity	CRAV014 will require Extended Phase 1 Habitat Survey to map habitats and assess trees as bat habitat, presence of habitats for dormice and other reptiles also need to be investigated. CRAV014 lies close to the proposed Environmental Network in SAMDev and could enhance this network. CRAV014 is within 8km of Downton

	Gorge Special Area for Conservation (EU) and screening assessment of any impacts of development on Downton Gorge is necessary.
Trees	CRAV014 accommodates veteran trees on site with mature trees and hedgerows along the boundary which present a significant constraint to the development of CRAV014.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV014 does not accommodate any watercourses within or adjoining the site which removes risk of flooding to development.
Drainage: Surface water flooding	CRAV014 has a minor risk of surface water flood risk affecting upto 0.03 ha (7.5%) of the site in a 1:200 year event.
Drainage: Groundwater flooding	Moderate Potential (50% - 75%) for ground water flooding but localised ground conditions not suitable for infiltration and attenuation subject to local investigation.
Drainage: Suitability for SUDS	SUDS would appear inappropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	<i>No comments</i>

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street
--	---

	<ul style="list-style-type: none"> ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV014 is located to the rear of the residential properties fronting Clun Road. The site is a small, greenfield site situated on the plateau of the hillock overlooking the south of Craven Arms situated between sites CRAV005 and CRAV006. CRAV014 can only be accessed through one of these adjoining sites but is visible from the Scheduled Ancient Monument 32289 situated on CRAV005.

The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is used for grazing. The site is accessible to the bus stops and services along Clun Road and to amenity spaces and children’s play spaces in the adjoining town but the elevation of the surrounding land and the enclosure of the site would make access difficult. The railway embankment forms an obstacle to access to the primary school, recreational facilities and further bus services along the A49 (Shrewsbury Road). This visible, elevated site is within 500m of the Ancient Woodland of Sallow Coppice and encloses a Scheduled Ancient Monument within the site. This elevated site also has a high landscape sensitivity being visible within the landscape to views from the south of Craven Arms. The overall sustainability of the site is judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV014 has a high to medium landscape sensitivity due to the elevated site being visible in the local landscape from the AONB to the south of the town. The significant elevation of the land also removes the issue of flooding on the site but would ensure that discharge from CRAV014 could affect the surrounding land and adjoining residential developments on Clun Road. This would also require careful investigation of the local geology to assess the potential groundwater flooding on CRAV014. The physical and visual isolation of CRAV014 and its complete enclosure requires careful investigation of the biodiversity of the land and the wider area especially within CRAV005 and CRAV006. The site is affected by a range of infrastructure constraints but these affect the whole town but servicing this isolated, elevated site would be extremely difficult. The Scheduled Ancient Monument within CRAV005 is close to the site and deserves protection and the preservation of this historic landscape feature which questions the suitability of CRAV014 given the fragile character of the burial mound.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If yes, Key Development Issues from Assessment	n/a

CRAV015	WEST OF WATLING STREET
Size (ha)	7.5 hectares (whole site)
Indicative capacity	188 dwellings (25dws/ha)
General location	CRAV015 is a large area of agricultural land on the north western edge of Craven Arms. The site fronts the west side of Watling Street from Long Lane (north) to Tanglewood Farm (south) that also forms part of CRAV008. CRAV015 is situated around the farmstead of New Holding but this property and its immediate curtilage is not included within the site. New Holding functions as a small holding with livestock.
Brownfield or Greenfield	Greenfield with adjoining residential smallholding.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV015 (excepting for the south west) lies within the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	The land is in agricultural use including livestock grazing and accommodates the small holding called New Holding.
Topography	The land forms part of the shallow valley along the west side of Craven Arms running from the southern ridgeline (CRAV002) above Clun Road and extending beyond the north of the town before rising slowly into the Shropshire Hills. CRAV015 slopes gently eastwards reflecting the surrounding landscape and channels surface water through the estate drainage system that enters the town through sites CRAV003 and CRAV009.
Adjoining land uses and boundary features	CRAV015 exemplifies a significant change in character along the west of Craven Arms at Watling Street with the developed urban character of the town to the east marked by views into Craven Arms Business Park and the residential areas to the south whilst westwards are the farmsteads, open farmland with traditional, hedgerow field pattern rising to the uplands of the AONB. CRAV015 comprises a series of paddocks bounded by traditional hedgerows with Long Lane to the north and Watling Street to the east.
Local highway capacity/constraints	The access into the site is acceptable in that Watling Street provides access to the agricultural and residential traffic of the rural farmsteads, Roman Downs and other through traffic. However, Watling Street is only a single lane highway at this point and further residential development at this point would require upgrading of the road to a two lane carriageway with footway and improved cycle and pedestrian access.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 97. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known

	<p>physical constraints to prevent additional capacity being provided.</p> <p>98. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>99. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>100. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>101. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>102. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>103. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>104. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Site is visible within the surrounding landscape but forms the floor of a shallow valley.</p> <p>Landscape sensitivity - medium The area is an improved pasture which is enclosed on three sides with an open/fenced boundary to the west with rising countryside beyond. It lies to the west of the Roman road, Watling Street, flanked by a semi rural dwelling and small holding to the south and low hedges on the east and north boundaries. The Roman road is a straight and narrow hedged lane and is the most sensitive feature in the area. To the east lies an industrial estate with relatively low roofs partially hidden by an outgrown hedge. There are views into the site from a small number of rural dwellings to the west but these are seen against the industrial estate. The fenced boundary without screening to the west is the main obstacle to development and if significant native advance planting was placed here this may remove the main concern regarding development.</p> <p>Housing capacity - high/medium</p>

	<p>The area could be suitable for housing in the longer term providing that Watling Street's character is retained and enhanced i.e. it's straight line and view corridor is retained and it is clear it is a Roman road through appropriate detailing treatments. Also a strong/significant width advance native hedge and tree screening belt should be established to the west in order to screen any views. Any development should be subject to a design brief to ensure any new edge does not become a detractor.</p> <p>Employment capacity - high/medium The area could be suitable for employment in the longer term providing that Watling Street's character is retained and enhanced i.e. it's straight line and view corridor is retained and it is clear it is a Roman road through appropriate detailing treatments. Access should be from the existing industrial estate. Also a strong/significant width advance native hedge and tree screening belt should be established to the west in order to screen any views. Any development should be subject to a design brief to ensure any new edge does not become a detractor.</p>
Planning history or designations	No submissions have been made on CRAV015.
Land ownership, land agreements and delivery statements	Owner of CRAV015 is not identified.
Access to services/employment areas	CRAV015 would require all services to be provided but the availability of services on Watling Street / Long Lane would need to be investigated.
Other constraints	The estate drainage system with natural balancing pond would need to be retained (and possibly culverted) to ensure the free drainage of the agricultural land to the west especially given the surface water runoff from the surrounding land.
General site related benefits	The low lying nature of most of this site may reduce the visibility of development. This would require a design brief to ensure any new developed edge does not become a detractor from the landscape which should include advance planting.
Transport and Highways related benefits	CRAV015 can be accessed directly from Watling Street but this needs to be widened into suitable, two lane carriageway with provision of a footway north from the Roman Downs development near the junction with B4368 Clun Road.
Strategic fit	The area could be suitable for housing in the longer term providing that Watling Street's character is retained and enhanced as a Roman road. Also a strong/significant native hedge and tree screening belt should be established to the west in order to screen any views. Any development should be subject to a design brief to ensure any new edge does not become a detractor. However, the need for new development in the town can be met by other more sustainable sites and so CRAV015 is not required to satisfy the demand for development at this time.
Other relevant information	This site would appear to accommodate a viable use as a rural smallholding at New Holding. The owners would appear to be content

	with the enterprise. Development of the extensive CRAV015 would be likely to have significant impact on the use at New Holding.
--	---

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Watling Street is route of Roman road requiring archaeological assessment and evaluation before submission of a planning application on CRAV015.
Biodiversity	CRAV015 will require Extended Phase 1 Habitat Survey to assess trees as bat habitat and presence of other reptiles. CRAV015 lies close to the proposed Environmental Network in SAMDev and could enhance this network. CRAV015 is within 8km of the EU designated Downton Gorge Special Area for Conservation (EU) and screening of any impacts of development would be required.
Trees	CRAV015 is bounded by hedgerows which form minor constraint to development of land but widening of Watling Street would lead to some loss of hedgerows on site boundary.
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV015 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but Local Flood Forum records some localised flood events but land is not affected by formal flood zoning.
Drainage: Surface water flooding	CRAV015 has a nominal risk of surface water flooding in a 1:200 year event.
Drainage: Groundwater flooding	High Potential (> 75%) for ground water flooding but localised ground conditions require local investigation.
Drainage: Suitability for SUDS	SUDS would appear inappropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	CRAV015 has a watercourse extending through the site but is only prone to a nominal surface water flooding risk.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road
--	--

	<ul style="list-style-type: none"> ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV015 is a large area of agricultural land on the north western edge of Craven Arms. The site fronts the west side of Watling Street from Long Lane (north) to Tanglewood Farm (south) that also forms part of CRAV008. CRAV015 is situated around the farmstead of New Holding but this property and its immediate curtilage is not included within the site. New Holding functions as a small holding with livestock.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north but is already affected by the development of rural buildings. CRAV015 is both Grades 2 and 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. As land in open countryside in a relatively isolated location, Site CRAV015 is distant from local services but the northern area has improved access along Long Lane to bus services on the A49 and the southern area has access to some of the amenity green space and children’s play spaces on the western edge of Craven Arms. The land is slightly elevated in the local landscape with an established drainage network and is not significantly affected by flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and access to services and would intensify the current development on part of the land.

The Stage 2b assessment presents the following considerations: CRAV015 is largely affected by the Mineral Safeguarding Area and lies in a shallow valley extending north of the town which helps to screen existing development and activities. This shallow valley has good estate drainage channelling a local brook and the land is not prone to surface water flooding although there is a high risk of groundwater flooding and the local geology may make infiltration drainage inappropriate. Watling Street marks a distinct change in character from townscape to countryside and development is expected to be concentrated to the east of

Craven Arms: Submission

Watling Street. The access to the land is already acceptable especially from Long Lane but an intensification of the site or its partial or complete redevelopment would require an upgrade of Watling Street to provide a 2 lane carriageway with improve cycle and pedestrian access. Watling Street would require archaeological evaluation and the land would require assessment of the biodiversity with the potential to provide enhancements to the local Environmental Network were the site to be developed.

Conclusion

Potential windfall site	No
Realistic site	Yes – but there are more suitable and sustainable sites which should be allocated for development at this time.

Recommendation

Preferred option	No
If yes, Key Development Issues from Assessment	n/a

CRAV016	NORTH OF COUNCIL DEPOT, CLUN ROAD
Size (ha)	14.4 hectares (whole site)
Indicative capacity	360 dwellings (25dws/ha)
General location	This site is situated to the west of Watling Street and is some considerable distance from the built edge of the town although the site extends south to Clun Road where it forms part of the rural gateway to Craven Arms. CRAV016 is an extensive area of open countryside comprising a number of agricultural fields which are continuous with sites CRAV001, CRAV002 and CRAV007. Where CRAV016 extends westwards towards Sibdon Carwood village the land is physically and visually isolated from the town but visible within the AONB.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV016 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV016 is open countryside comprising a number of agricultural fields used for livestock grazing between Craven Arms and Sibdon Carwood village. CRAV016 also extends into the shallow valley to the south and adjoins Clun Road beyond the Council Depot some distance from the Watling Street junction at the gateway to the town.
Topography	CRAV016 forms the extension of a ridgeline with CRAV002 and CRAV007 but the ridgeline is overshadowed on CRAV016 by the surrounding higher land of the AONB. The land also slopes downward to the south where it adjoins Clun Road.
Adjoining land uses and boundary features	CRAV016 is exposed to views from the AONB into Craven Arms from the west and south. The site also accommodates Footpath 28 from beyond Sibdon Carwood running into Craven Arms. The site also adjoins the Council Depot on Clun Road which has an urban character but lies well beyond the edge of the town.
Local highway capacity/constraints	CRAV016 has direct highway access off Clun Road but this is very much a rural road well beyond the urban speed restrictions. This site would require significant footway provision and improvements to the roadway to accommodate cycle and pedestrian access in association with site CRAV007. From Watling Street, CRAV016 has no direct highway frontage and requires an access via CRAV002 and CRAV007 from the upgraded section of Watling Street now widened to a two lane carriageway with footway. This access would be acceptable but cycle and pedestrian links would still need improvement.
Other critical infrastructure	Craven Arms Place Plan (2011 – 2012): 105. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle

<p>constraints¹</p>	<p>Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>106. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>107. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>108. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>109. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>110. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>111. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>112. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity - Medium</p> <p>Site is visible within the surrounding landscape but partially screened by trees and hedgerows and framed against residential development at Watling Street / Clun Road junction and by the Roman Downs development and the partially developed care home site. This site forms part of the specific sensitivity and capacity study with adjacent site CRAV002.</p> <p>Landscape sensitivity - medium</p> <p>The area is located on a gently sloping minor ridge and valley rising from the new edge of the settlement towards hills to the west. Low hedges enclose the improved pasture fields generally with one overgrown hedge running west from Watling Street which forms the eastern boundary of the area and which acts as the boundary of the settlement. The fields on the ridge sides/top are visible from some viewpoints to the south and</p>

	<p>north. These include the Shropshire Way which runs through the area. Isolated dwellings lie adjacent.</p> <p>Housing capacity - medium/low The area has limited capacity for housing, none in the short term, due to its open ridge landform which exposes it to view, clearly extends the settlement edge and its location west of Watling Street. Any development should retain a significant width to accommodate the stream corridor. Any development should be subject to a design brief to ensure any new edge does not become a detractor and include advance planting although this may be difficult to integrate with the relatively open field pattern of the area.</p> <p>Employment capacity - low The area has no capacity for employment due to its open ridge landform, rural location and proximity to housing.</p>
Planning history or designations	No information
Land ownership, land agreements and delivery statements	Owner of CRAV016 is not identified.
Access to services/employment areas	CRAV016 requires all services to be provided from Watling Street and Clun Road but would be distant from most of this large site.
Other constraints	This large site has a considerable capacity which would entirely satisfy the residual housing needs of Craven Arms but development on CRAV016 would be too isolated from the town.
General site related benefits	
Transport and Highways related benefits	CRAV016 would need to be accessed from Clun Road which requires widening with the provision of footways from the built edge of the town. CRAV016 could be accessed from Watling Street through the adjoining sites of CRAV001, 002 and 007 but these combined sites greatly exceed the development needs of the town.
Strategic fit	CRAV016 is located furthest from Craven Arms and development of this site would effectively create a new settlement as a satellite development for Craven and dependent on its services. The need for new development in Craven Arms can be met by other more sustainable sites and so CRAV016 and its adjoining sites are not needed to satisfy the development requirements of Craven Arms. The potential for CRAV016 to screen existing development in the town would be achieved more readily by the development of just the proposed exception site on CRAV002 and any further development would itself have a detrimental impact on the AONB.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments

Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Dormouse ▪ Reptiles <p>The site is not in, adjacent to or within the buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 8km of the EU designated Downton Gorge Special Area of Conservation.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Scattered mature individual and groups of trees on site and boundaries, hedgerows' on site and boundaries.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by the local Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	0.21 % of the site is susceptible to More Zone surface water flooding
Drainage: Groundwater flooding	High Potential (> 75%) for ground water flooding but localised ground conditions are suitable for infiltration and attenuation subject to local investigation.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	No comments received
Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p>

	<ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV016 is situated to the west of Watling Street some considerable distance from the built edge of the town. The site does extend south to Clun Road but is isolated from the town and forms part of the rural gateway. CRAV016 is an extensive area of open countryside comprising a number of agricultural fields continuous with sites CRAV001, CRAV002 and CRAV007. Where CRAV016 extends westwards towards Sibdon Carwood village the land is physically and visually isolated from the town but visible within the AONB.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘medium’ landscape sensitivity to development and lies in the open countryside well beyond the built area of the town. CRAV016 is mixed Grade 2 and Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in Sibdon Carwood Parish. CRAV016 is close to the Ancient Woodland of Sallow Coppice south of Craven Arms but is separated by the elevated route of the Heart of Wales rail line. The site is close to bus services along Clun Road but distant from the current location of bus stops further east on Clun Road. The site is distant from the local primary school, amenity green spaces and young people’s recreational facilities on the A49 (Shrewsbury Road). The site is positive for the absence of flooding but the groundwater conditions (due to local geology) require further investigation. The current sustainability of the site is therefore judged to be poor.

The Stage 2b assessment presents the following considerations: CRAV016 is such an extensive area of land that alone or in combination with sites CRAV001, CRAV002 and

CRAV007 the development capacity exceeds the needs of Craven Arms. The site is also physically and visually isolated from the town but visible within the AONB. If CRAV016 were developed alone or in combination with other sites, the development would form a satellite to Craven Arms but still dependent on the services of the town. The site lies outside the Mineral Safeguarding Area but development of the land would require the screening of any impacts on the EU designation of Downton Gorge as a Special area for Conservation. The biodiversity value of the site would need careful evaluation linked to the tree and hedgerow cover and due to the presence of ponds close to the site which may provide habitat for Great Crested Newts and the presence of other reptiles and dormice. The land lies close to a proposed local Environmental Network and Footpath 28 passes through the site.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV019	LAND ADJOINING GYPSY SITE, NORTH OF LONG LANE
Size (ha)	1.8 hectares
Indicative capacity	45 dwellings (25dws/ha)
General location	CRAV019 is a medium size, greenfield site comprising agricultural land on the north western edge of Craven Arms. The site fronts the north side of Long Lane just beyond the junction with Watling Street opposite site CRAV015 and adjacent to the western edge of Craven Arms Business Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV019 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	The land is in agricultural use including livestock grazing.
Topography	CRAV019 is relatively flat and forms part of the shallow valley along the west side of Craven Arms running from sites CRAV008 and CRAV015 and extending beyond the north of the town before rising slowly into the Shropshire Hills.
Adjoining land uses and boundary features	CRAV019 exemplifies the significant change in the landscape character over short distances from the western edge of Craven Arms. This contrasts sharply with the developed urban character of the edge of Craven Arms Business Park. The land extends into the open countryside with its marked rural and rather isolated character. The site adjoins the Craven Arms gypsy site but this well concealed residential enclave does not have a visible impact on the site or the surrounding landscape.
Local highway capacity/ constraints	The access from Long Lane would require further improvements to this road and to the private lane serving the gypsy site. Long Lane is little more than a single carriageway and further residential development around this location would require upgrading of the road with footway and improved cycle and pedestrian access.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 113. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 114. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.

	<p>115. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>116. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>117. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>118. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>119. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>120. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Site relates well to the built form of the town. Specific sensitivity and capacity study available for adjacent land to the east and the following comments would apply to CRAV018.</p> <p>Landscape sensitivity high/medium The area consists of a series of fields on the flat valley floor with ditches and pond. The area is bounded by Watling Street Roman road to the north with outgrown hedges, the mainline railway to the west on embankment and, to the south, by Craven Arms Business Park. The site is partially screened by outgrown hedges. Views are possible across the site to the wider countryside to the west.</p> <p>Housing and Employment capacity low Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible.</p>
<p>Planning history or designations</p>	<p>No submissions have been made on CRAV019.</p>
<p>Land ownership, land agreements and delivery statements</p>	<p>Owner of CRAV019 is not identified.</p>
<p>Access to</p>	<p>CRAV019 is an isolated rural site but is close to both Long Lane just beyond</p>

services/employment areas	the Craven Arms Business Park and adjoining the residential enclave of the gypsy site. The availability of services in this locality would need to be investigated.
Other constraints	There may be a need to widen Long Lane using an area of land within the site to accommodate the highway and access junction. The general character of Craven Arms is linear ribbon development along principal highways but this is not a positive characteristic and should be reinforced by the development of this site on Long Lane.
General site related benefits	
Transport and Highways related benefits	The development of the site would route traffic along the generally improved Long Lane and would reduce the amount of traffic needing to directly use Watling Street which is need of improvement.
Strategic fit	The area could be suitable for housing in the longer term providing that the character of the area is retained and enhanced. Any development should be subject to a design brief to ensure any new edge does not become a detractor. A strong/significant native hedge and tree screening belt should be established to the west in order to screen any views. This strong tree screen would indicate the transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible on Long Lane. However, the need for new development in the town can be met by other more sustainable sites and so CRAV019 is not required to satisfy the demand for development at this time. Although the character of Craven Arms is linear ribbon development along highways, this is not a positive characteristic and should not be reinforced by development of CRAV019.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site adjacent to Roman road - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within the buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Hedgerows' & mature trees on boundaries.
Environmental Health	No comments received

Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	11.65% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed- Watercourse on site boundary with no associated mapping

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
--	--

Statutory bodies responses to date	English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road. Shropshire Geological Society – protect areas to south-east and south west affected by flooding
---	--

Site Assessment Summary

CRAV019 is a medium size, greenfield site comprising agricultural land on the north western edge of Craven Arms. The site fronts the north side of Long Lane just beyond the junction with Watling Street opposite site CRAV015 and adjacent to the western edge of Craven Arms Business Park.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘high / medium’ landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. CRAV019 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV019 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk. The sustainability of the site is therefore judged to be fair as the impacts of development in this location would be very specific in relation to landscape, loss of agricultural land and the limited access to services.

The Stage 2b assessment presents the following considerations: CRAV019 is within the Mineral Safeguarding Area and lies in a shallow valley extending north of the town which helps to screen existing development and activities around the adjoining gypsy site. The site would require assessment of the biodiversity of the site and the presence of protected species and habitats. This shallow valley has good drainage and is not generally prone to surface water flooding although there is a high risk of groundwater flooding and the local geology may make infiltration drainage inappropriate. Long Lane west of the Business Park and Watling Street junction marks a distinct change in character from townscape to countryside and the linear pattern of development in Craven Arms should not be extended by development of this isolated site. The access to CRAV019 may be acceptable from Long Lane but any development of the site would require an upgrade of the road.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
I Yes, Key Development Issues from Assessment	n/a

CRAV020	LAND NORTH OF GYPSY SITE, LONG LANE
Size (ha)	2.8 hectares
Indicative capacity	70 dwellings (25dws/ha)
General location	CRAV020 is a medium size, greenfield site comprising agricultural land just beyond the north western edge of Craven Arms. The site lies at the head of the road serving the existing gypsy site where the road terminates. Along the southern boundary CRAV020 adjoins both the gypsy site and CRAV019.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV020 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	The land is in agricultural use including livestock grazing.
Topography	CRAV020 is relatively flat and forms part of the shallow valley along the west side of Craven Arms running from sites CRAV019 and CRAV008 / CRAV015 and extending beyond the north of the town before rising slowly into the Shropshire Hills.
Adjoining land uses and boundary features	CRAV020 exemplifies the significant change in the landscape character over short distances from the western edge of Craven Arms. This contrasts sharply with the developed urban character of the town on the edge of the Craven Arms Business Park. The land extends into the open countryside with its marked rural and rather isolated character. The site adjoins the Craven Arms gypsy site but this well concealed residential enclave does not have a visible impact on the site or the surrounding landscape.
Local highway capacity/ constraints	The access from Long Lane would require further improvements to this road and to the private lane serving the gypsy site. Long Lane is little more than a single carriageway and further residential development around this location would require upgrading of the road with footway and improved cycle and pedestrian access.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 121. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 122. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works

	<p>located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>123. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>124. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>125. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>126. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>127. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>128. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Site relates well to the built form of the town. Specific sensitivity and capacity study available for adjacent land to the east and the following comments would apply to CRAV018.</p> <p>Landscape sensitivity high/medium The area consists of a series of fields on the flat valley floor with ditches and pond. The area is bounded by Watling Street Roman road to the north with outgrown hedges, the mainline railway to the west on embankment and, to the south, by Craven Arms Business Park. The site is partially screened by outgrown hedges. Views are possible across the site to the wider countryside to the west.</p> <p>Housing and Employment capacity low Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible.</p>
<p>Planning history or designations</p>	<p>No submissions have been made on CRAV020.</p>
<p>Land ownership, land agreements and</p>	<p>Owner of CRAV020 is not identified.</p>

delivery statements	
Access to services/employment areas	CRAV020 is an isolated rural site but is close to both Long Lane just beyond the Craven Arms Business Park and adjoining the residential enclave of the gypsy site. The availability of services in this locality would need to be investigated along with CRAV019.
Other constraints	The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. There may be a need to widen Long Lane and the road / private lane serving the gypsy site to access CRAV020 taking an estate road either from the junction with Long Lane or from site CRAV019. The general character of Craven Arms is linear ribbon development along principal highways but this is not a positive characteristic and should not be reinforced by the development of CRAV020.
General site related benefits	
Transport and Highways related benefits	The development of the site would route traffic along the generally improved Long Lane and would reduce the amount of traffic needing to directly use Watling Street which is need of improvement.
Strategic fit	The area could be suitable for housing in the longer term providing that the character of the area is retained and enhanced. Any development should be subject to a design brief to ensure any new edge does not become a detractor. A strong/significant native hedge and tree screening belt should be established to the west in order to screen any views. This strong tree screen would indicate the transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible on Long Lane. However, the need for new development in the town can be met by other more sustainable sites and so CRAV020 is not required to satisfy the demand for development at this time. Although the character of Craven Arms is linear ribbon development along highways, this is not a positive characteristic and should not be reinforced by development of CRAV020.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site adjacent to Roman road and contains a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles The site is not in, adjacent to or within the buffer zones of a designated site.

	<p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	44.13% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street
--	---

	<ul style="list-style-type: none"> ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV020 is a medium size, greenfield site comprising agricultural land just beyond the north western edge of Craven Arms. The site lies at the head of the road serving the existing gypsy site where the road terminates. Along the southern boundary CRAV020 adjoins both the gypsy site and CRAV019.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘high / medium’ landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV020 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV020 is distant from local services but the site access along Long Lane to bus services on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.

The Stage 2b assessment presents the following considerations: CRAV020 is within the Mineral Safeguarding Area and lies in a shallow valley extending north of the town which helps to screen existing development and activities around the adjoining gypsy site. The site would require assessment of the biodiversity of the site and the presence of protected species and habitats. This shallow valley has good drainage and is not generally prone to surface water flooding although there is a high risk of groundwater flooding and the local geology may make infiltration drainage inappropriate. Long Lane west of the Business Park and Watling Street junction marks a distinct change in character from townscape to countryside and the linear pattern of development in Craven Arms should not be extended by development of this isolated site. The access to CRAV019 may be acceptable from Long Lane but any development of the site would require an upgrade of the road.

Conclusion

Craven Arms: Submission

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

CRAV021	TEMPERANCE HOTEL, STATION CRESCENT
Size (ha)	0.3 hectares (whole site)
Indicative capacity	8 dwellings (25dws/ha)
General location	This former Temperance Hotel is located on the A49 Shrewsbury Road at the junction of leading to the railway station.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV021 is affected by the Mineral Safeguarding Area but this is a developed site within the built form of Craven Arms.
Current use	The building and grounds are currently unused and derelict.
Topography	The site is elevated above the street on Shrewsbury Road but the site is flat and level.
Adjoining land uses and boundary features	The building is located on the junction of Shrewsbury Road and . The site is bounded by other residential properties with the access to the railway station to the rear.
Local highway capacity/constraints	The site is well located within the local highway network within the town with a roundabout junction off the A49, Shrewsbury Road.
Other critical infrastructure constraints¹	<p>Craven Arms Place Plan (2011 – 2012):</p> <p>129. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>130. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>131. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>132. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>133. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p>

	<p>134. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>135. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <ul style="list-style-type: none"> ▪ <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
Inherent landscape character ²	CRAV021 comprises the site of the abandoned, Temperance Hotel which is part of the residential townscape in the centre of the town.
Planning history or designations	The site has previously been considered for other uses including residential use but no redevelopment scheme has yet been implemented.
Land ownership, land agreements and delivery statements	Owner of CRAV021 is not identified.
Access to services/employment areas	Situated in a central location within the town the site has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is also close to the principal shopping streets and main employment areas within the town.
Other constraints	The former Temperance Hotel is in a poor state of repair due to its effective abandonment and redevelopment of the building may be problematic. It is expected that redevelopment of the site might require the demolition of the former hotel at some considerable cost but this would provide a source of secondary aggregate. The retention and re-use of the former hotel is preferable due to the local, historical significance of the building.
General site related benefits	This is a central located site close to all principal services in the town and has good accessibility by car and to the available rail and bus transport services.
Transport and Highways related benefits	Redevelopment of the site would require the provision of adequate parking for vehicles and cycles.
Strategic fit	CRAV021 comprises the developed site of the former Temperance Hotel which forms part of the residential townscape in the central area of the town. The former Temperance Hotel is in a poor state of repair due to its effective abandonment and redevelopment of the building may be problematic. Situated in a central location within the town the site has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is also close to the principal shopping streets and main employment areas within the town. The retention and re-use of the former hotel is preferable due to the local, historical significance of the building. The redevelopment of this site as a brownfield, windfall site would be welcomed as it represents a sustainable site with the prospect of delivering an accessible, small scale, residential redevelopment.

Other relevant information	
-----------------------------------	--

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Conservation Area
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within the buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	Site adjacent to Abattoir - odour, light and noise issues present. AVOID
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and
--	---

	<p>part of footpath network also used by visitors and tourists</p> <ul style="list-style-type: none"> ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This former Temperance Hotel is located on the A49 Shrewsbury Road at the junction of leading to the railway station. The building and grounds are currently unused and derelict. The site is elevated above the street on Shrewsbury Road but the site is flat and level. The site is bounded by other residential properties with the access to the railway station to the rear. The site is well located within the local highway network and accessed via a roundabout junction off the A49, Shrewsbury Road.

The Stage 2a assessment (sustainability appraisal) shows the site is accessible to bus services along the A49, Shrewsbury Road and recreational facilities around the adjacent Community Centre but is distant from the primary school and amenity green spaces. Located centrally in the town, there is no impact upon the landscape character around the town. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood and the current state of the site is very poor. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be good.

The Stage 2b assessment presents the following considerations: CRAV021 is the site of the former Temperance Hotel in the central area of the town. This site is in a poor state of repair due to its effective abandonment. Situated in a central location the site has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is close to the principal shopping streets and main employment areas within the town and retention and re-use of the building is preferable due to the local, historical significance of the building. The redevelopment of this site is welcomed as it represents a sustainable site with the prospect

Craven Arms: Submission

of delivering an accessible, small scale, residential redevelopment. Redevelopment would require provision of adequate parking for vehicles and cycles. There are no known protected species on site but a Phase 1 Habitat survey is required to assess the presence of bats and reptiles. A Habitat Regulations Assessment is required as site is within 8km of the EU designated Downton Gorge Special Area of Conservation.

Conclusion

Potential windfall site	Yes – as a small scale residential redevelopment of this currently derelict site
Realistic site	Yes

Recommendation

Preferred option	No
If Yes. Key Development Issues from Assessment	n/a

CRAV024	WATLING STREET, CLUN ROAD
Size (ha)	0.8 hectares
Indicative capacity	20 dwellings (25dws/ha)
General location	CRAV024 is a medium size, greenfield site on the edge of the built form of Craven Arms. Situated on Clun Road with the potential to be served directly from Clun Road or from Watling Street through site CRAV004 and across the open boundary between the two sites. At the boundary between CRAV024 and CRAV004 there is a group of trees protected by a Tree Preservation Order. The land also adjoins the boundary of the Alexandra Park development at Sycamore Close and accommodates Footpath 28Y running from site CRAV004.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV024 lies outside the Mineral Safeguarding Area protected for Sand & Gravel deposits.
Current use	CRAV024 is in open use with CRAV004 and both sites are used as livestock grazing. CRAV024 and CRAV004 also have public access along Footpath 28Y via stiled / finger post access from Clun Road (CRAV024) to Watling Street (CRAV004) passing through the Sycamore Close development where the footpath crosses private land within the curtilage of residential dwellings. The site also accommodates a protected group of trees.
Topography	CRAV024 slopes steeply from Sycamore Close to Clun Road.
Adjoining land uses and boundary features	CRAV024 is a large paddock bounded by a hedgeline which retains a rural character despite the groups of houses bordering the site. There is a 'ransom strip' of land that separates CRAV024 from Alexandra Park with a potential access to Sycamore Close.
Local highway capacity/ constraints	Potential accesses into the site are acceptable although the access off Sycamore Close requires further investigation. The access of Clun Road would need some upgrading of the carriageway and footway. There is a preference for an estate road access via site CRAV004 from Watling Street with the potential for a through route to Clun Road with improved cycling and pedestrian links.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 136. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 137. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line

	<p>which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>138. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>139. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>140. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>141. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>142. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <ul style="list-style-type: none"> ▪ <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – Medium / Low</p> <p>Site is partly screened within the built form of the town but visible from the elevated land south of Clun Road. Specific sensitivity and capacity study available for adjacent site CRAV004 proposed to be combined in a single allocation. CRAV024 would offset any landscape impacts against the potential mitigation of redeveloping the brownfield land adjoining Roman Downs.</p> <p>Landscape sensitivity - medium/low The area is a relatively level pasture bounded by new development on two sides, established ribbon development on a third and a newly widened Roman Road on the fourth. It appears to have relatively limited intrinsic qualities and only moderate visibility. The area lacks tranquillity due to the increased road use adjacent.</p> <p>Housing capacity - high/medium The area has capacity for housing providing it improves on the type of edge created to the east. There is a need to create a high quality gateway to the settlement, reflecting the vernacular to an extent with tree planting to avoid an abrupt edge.</p> <p>Employment capacity - low</p>

	The area has no capacity for employment uses as it lies at a rural gateway to the settlement and is adjacent to residential uses.
Planning history or designations	Land previously considered for development to provide sheltered residential accommodation for the elderly.
Land ownership, land agreements and delivery statements	Land owned by Mr & Mrs Lyon represented by McCartneys (Mr David Hughes), 7 Broad Street, Leominster, HR6 8BT. Tel: 01568 616926.
Access to services/employment areas	CRAV004 is not serviced but adjoins existing residential development so all mains services may be available.
Other constraints	Tree Preservation Order ref: SC/00039/11/TPO protects a group of Ash, Oak and Hornbeam trees. Development that accommodated these trees would need to protect them during and after construction and the design of the development should permit the trees to mature without causing amenity issues for the residential development.
General site related benefits	The development with suitable landscaping along the built edge of the town would reduce the impacts on views from the surrounding AONB. This development could provide a backdrop for the undeveloped, care home site in Roman Downs to the north of CRAV004. It is expected CRAV024 and CRAV004 will be allocated together with the undeveloped, care home site also included as a further brownfield redevelopment opportunity. This would further address the impacts of this visually intrusive, partial development on the important landscape setting of the town.
Transport and Highways related benefits	Site can be accessed from Clun Road, Sycamore Close and from Watling Street via site CRAV004. Any development would still require pedestrian and cycle accessibility to serve the development.
Strategic fit	CRAV024 lies partly within the existing built form of Craven Arms linking to existing infrastructure services with potential links to the existing highway network in the town. The site offers a significant potential housing yield along with site CRAV004 to contribute to the residual housing need. The sites CRAV024 and CRAV004 can be developed without extending the built form of the town into the open countryside. These sites can also contribute to the visual and landscape character of the AONB with appropriate landscaping. These two sites could also provide sufficient viability to justify an innovative residential use for the partially developed care home on the adjoining Roman Downs development to the north.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles

	<p>The site is not in, adjacent to or within the buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT - There are protected trees on the N & NW boundary of the spur of land to the west these trees would be a constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds
--	---

	<ul style="list-style-type: none"> ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV024 is a medium size, greenfield site on the edge of Craven Arms. Situated on Clun Road with the potential to be served directly from Clun Road or from Watling Street through site CRAV004 and across the open boundary between the two sites. At the boundary between CRAV024 and CRAV004 there is a group of trees protected by a Tree Preservation Order. The land also adjoins the boundary of the Alexandra Park development at Sycamore Close and accommodates Footpath 28Y running from site CRAV004.

The Stage 2a assessment (sustainability appraisal) shows the site is Grade 3 agricultural land that is currently used for grazing. The site provides access to bus services along Clun Road but is some distance from the primary school, bus services and recreational facilities available along the A49 (Shrewsbury Road). The existing developments around the site provide amenity green space and children’s play area. The site is also free from flood risk being elevated in the local landscape but surface drainage may cause issues in the surrounding area. The site accommodates a Tree Preservation Order, within 300m of Scheduled Ancient Monument 32289 on Clun Road and 500m of Ancient Woodland but this is separated from the woodland by the elevated route of the Heart of Wales railway line. The overall sustainability of the site is judged to be fair but care would be needed in the design of any development.

The Stage 2b assessment presents the following considerations: this site with CRAV004 has the capacity for housing providing it improves on the type of edge created to the south and east. This site will require a suitable access from either Clun Road, the upgraded section of Watling Street capable of also serving site CRAV004 or potentially from Sycamore Close (although pedestrian access may only be achieved) to access adjoining amenity areas / play spaces. CRAV024 also accommodates Footpath 28Y and any development could divert the route through the estate and away from the curtilage of private dwellings. There is a need to contribute to the character of this eastern gateway to the town, reflecting the existing character to an extent along with tree planting to avoid an abrupt edge and to protect views into the town from the elevated land to the south. The site has mature tree cover of Oak, Ash and Hornbeam and a Tree Preservation Order is in place. The continuing contribution of these trees to the character of the site needs to be recognised in any development.

There is no flood risk due to the elevation of the site but this will require care over drainage from the site to avoid surface water issues affecting the surrounding highways and developments. The site is affected by a range of infrastructure constraints which affect the whole town but services should be available from the surrounding developments.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - sites CRAV004 and CRAV024 can be developed without extending the built form of the town and can directly improve views from Area of Outstanding Natural Beauty especially by promoting an innovative redevelopment of the brownfield land adjoining Roman Downs.
If Yes. Key Development Issues from Assessment	<p>The development of CRAV024 would require:</p> <ul style="list-style-type: none"> • upgrading of Clun Road to provide access into the site or further improvements to Watling Street for cycling and pedestrian links into the existing highway network in adjoining residential areas where possible • a main estate road which respects the mature and veteran tree cover on the site via site CRAV004 • issue of access from Sycamore Close would need to be resolved as potential legal constraint on development of land • provision for Footpath 28Y which diverts the route through the development without trespassing on private residential curtilages • layout, design, materials and landscaping to protect views into the town from the elevated land to south of Clun Road • require care over drainage from the site to avoid surface water issues affecting the surrounding highways and developments. • protection of setting of the Scheduled Ancient Monument 32289.

CRAV025	REAR FIRE STATION, LUDLOW ROAD
Size (ha)	0.4 hectares (whole site)
Indicative capacity	10 dwellings (25dws/ha)
General location	This land is located to the rear of the fire station to the south of the town immediately off the A49, Shrewsbury Road.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV025 is affected by the Mineral Safeguarding Area but this is a developed site within the built form of Craven Arms.
Current use	This is open land to the rear of the fire station
Topography	The site is flat and level but has an irregular configuration comprising three linked rectangular parcels of land.
Adjoining land uses and boundary features	The site is bounded by the adjoining sites of the fire station and the police station and the rest of the site is tightly bounded by neighbouring residential properties. The site comprises backland to all of the neighbouring uses as the land does not have a road frontage nor does it have a functional, vehicular access to the site boundary.
Local highway capacity/ constraints	The site does not appear to have a suitable, designated access or easement to the land.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 143. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 144. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 145. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 146. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 147. <i>Additional electricity reinforcement for employment land.</i>

	<p>Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>148. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>149. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>150. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
Inherent landscape character ²	CRAV025 comprises an area of undeveloped land to the rear of the fire station and police station which forms part of the residential townscape in the centre of the town.
Planning history or designations	No submissions have been made on CRAV025.
Land ownership, land agreements and delivery statements	Owner of CRAV014 is not identified.
Access to services/employment areas	Situated in a central location within the town the site has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is also close to the principal shopping streets and main employment areas within the town.
Other constraints	
General site related benefits	This is a central located site close to all principal services in the town and has good access to the available rail and bus transport services.
Transport and Highways related benefits	The site comprises backland to all of the neighbouring uses as the land does not have a road frontage nor does it have a functional, vehicular access to the site boundary.
Strategic fit	This site is suitable as a small scale residential redevelopment if either of the currently operational fire station or police station were to be proposed for redevelopment but at present the site is tightly bounded by currently operational sites. Situated in a central location within the town the site has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is also close to the principal shopping streets and main employment areas within the town. The development of this site as a brownfield, windfall site would be welcomed if the proposed scheme accommodated properties that did not require direct vehicular access to deliver a small scale, sustainable, residential development.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
---	--

Heritage	Within 300m of two Conservation Areas
-----------------	---------------------------------------

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within the buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded but 2 flood events have been reported by the local Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational
--	--

	<p>and ecological asset</p> <ul style="list-style-type: none"> ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This land is located to the rear of the fire station to the south of the town immediately off the A49, Shrewsbury Road. The land is open and provides a flat and level site but has an irregular configuration comprising three linked rectangular parcels of land. The site is bounded by the adjoining sites of the fire station and the police station and the rest of the site is tightly bounded by neighbouring residential properties. The site comprises backland to all of the neighbouring uses as the land does not have a road frontage nor does it have a functional, vehicular access to the site boundary.

The Stage 2a assessment (sustainability appraisal) shows the site is accessible to the local primary school, to bus services along the A49, Shrewsbury Road and recreational facilities and amenity green spaces. Located just south of the town centre, there is no impact upon the landscape character due to the enclosure of the site to views from Stokesay Castle to the south. The site is located close to the extended Newton Conservation Area but is not directly visible from this older neighbourhood. There is no flood risk to the site from any local watercourses. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV025 is situated in a central location and has access to all available infrastructure services although the town has some significant infrastructure constraints which have yet to be addressed. The site is close to the principal shopping streets and main employment areas within the town. An appropriate development on this site would be welcomed but it appears that a suitable and sustainable development would require either of the currently operational fire station or police station to be proposed for redevelopment. Redevelopment would require provision of a vehicular access and adequate parking for vehicles and cycles. There are no known protected species on site but a Phase 1 Habitat survey is required to assess the presence of bats and reptiles. A Habitat Regulations Assessment is required as site is within 8km of the EU designated Downton Gorge Special Area of Conservation.

Conclusion

Potential windfall site	Yes – as a small scale residential redevelopment if either of the currently operational fire station or police station were to be proposed for redevelopment.
Realistic site	No – it is tightly bounded by currently operational sites

Recommendation

Preferred option	No
If Yes. Key Development Issues from Assessment	n/a

CRAV027	The Sidings west of Craven Arms Station, off Brook Road
Size (ha)	0.8 hectares
Indicative capacity	20 dwellings (25dws/ha)
General location	CRAV027 is an area of naturalised land adjoining the western platform of Craven Arms train station in the ownership of Network Rail which extends north to the sidings around the level crossing and adjoins the boundary to CRAV009
Brownfield or Greenfield	Naturalised greenfield land previously in use as part of the rail operation and historical as part of town gas site.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV027 lies within the Mineral Safeguarding Area for sand and gravel deposits but is located within the built form of the town
Current use	CRAV027 is under used land within the rail estate around Craven Arms train station and forms the grounds for operational rail sidings
Topography	The site is flat and level except for a depression in the ground surface to the west reflecting previous historical operations on the site
Adjoining land uses and boundary features	The western boundary joins site CRAV009 and all other boundaries adjoin the rail estate around the train station.
Local highway capacity/constraints	The land could only be accessed via a proposed development of CRAV003 and CRAV009 as preferred housing allocations in the SAMDev Plan
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 151. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 152. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 153. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 154. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 155. <i>Additional electricity reinforcement for employment land.</i>

	<p>Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>156. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>157. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>158. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – Medium</p> <p>Site is well screened within the built form of the town. Specific sensitivity and capacity study available for adjacent land to the west proposed to be combined in a single allocation.</p> <p>Landscape sensitivity - medium The area consists of a series of pastoral fields on a flat valley floor divided by ditches filled with water and marginal vegetation. Mature trees including oaks and willows are found on some boundaries and help divide the site to an extent but moderately high hedges are confined to the Watling Street frontage which runs on the north west boundary. The area has a distinct poorly drained character differing from the nearby fields. The area is not widely visible. A raw edge of new housing lies to the south east, visible across the fields from the Roman Road, and the commercial area to the north is also visible behind high hedges. The area appears quiet.</p> <p>Housing capacity - medium The area may have some capacity for housing as it is not widely visible although the ditches appear to have ecological and landscape value and the mature trees dividing the fields also contribute to the area's character. These elements would require protection and be retained in any layout. Any development should be subject to a design brief.</p> <p>Employment capacity - medium/low The area may have some capacity for employment use to the north although the boundary to the existing industrial estate is well vegetated and this area is relatively open to view from adjacent housing. Significant advance planting screening belts would need to be implemented. Any development should be subject to a design brief to ensure any new edge does not become a detractor</p>
<p>Planning history or designations</p>	<p>CRAV027 has no previous planning history</p>
<p>Land ownership, land</p>	<p>Land owned by Network Rail with the train station leased to the train</p>

agreements and delivery statements	operator Arriva Train Wales
Access to services/employment areas	CRAV027 has services to the site boundary from adjoining residential developments to the west of the town
Other constraints	Site may be contaminated in part due to previous historical operations in the area of town including a site for the production of town gas from coal. The site is also affected by the significant surface water flood risk affecting site CRAV009 in severe weather conditions.
General site related benefits	CRAV009 is a significant, flat level site with few development constraints that could be capable of accommodating a low density, mixed tenure development. The open boundary with CRAV009 would accommodate a suitable access from the larger proposed development on the preferred housing sites CRAV003 and CRAV009 to the west.
Transport and Highways related benefits	CRAV027 could only be accessed via land at CRAV009 but would have direct access to the train station
Strategic fit	CRAV027 lies within the existing built form of Craven Arms with links to existing infrastructure services and the potential to link into the existing highway network and to the direct rail services between Cardiff and Manchester. The site offers some capacity through a lower density mixed tenure scheme along with site CRAV009 which would provide the principal highway access. The sites CRAV009 and CRAV003 with CRAV027 could be developed without extending the built form of the town into the open countryside and there would be only limited impacts upon the visual and landscape character of the town and views from the surrounding AONB.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	CRAV009 contains a Roman site and will require a full programme of archaeological excavation before development commences. Post determination excavation can be based on an earlier 1991 evaluation and these considerations could affect CRAV027 along with the industrial heritage and potential archaeology on this site..
Biodiversity	CRAV027 will require Extended Phase 1 Habitat Survey to map habitats and assess trees as bat habitat, presence of habitats for dormice and other reptiles also need to be investigated. CRAV027 lies close to proposed Environmental Network in SAMDev and could enhance this network. CRAV027 is within 8km of Downton Gorge Special Area for Conservation (EU) and screening assessment of impacts of development on Downton Gorge is necessary. CRAV027 has a slow worm habitat which is a protected species.
Trees	No issues identified with this site
Environmental Health	No issues identified with this site.
Drainage: Watercourse flooding	CRAV009 accommodates a local brook within the site in an area with other watercourses. No record of historic flood events but Local Flood Forum records some localised flood events. Site lies in Flood Zone 2 which affects 0.16ha (12%) of the site. These consideration could also affect CRAV027

Drainage: Surface water flooding	Site may be affected by significant surface water flood risk during moderate and extreme events affecting 1.16 ha (88%) of the site and could affect the whole site in a 1:200 year event.
Drainage: Groundwater flooding	Moderate Potential (50% - 75%) for ground water flooding and localised ground conditions need to be investigated for infiltration and attenuation.
Drainage: Suitability for SUDS	SUDS would appear appropriate subject to localised ground conditions.
Countryside	<i>No land interests in Craven Arms</i>
Environment Agency	

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre <ul style="list-style-type: none"> ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

This site is situated next to the train station adjoining the main Manchester - Shrewsbury - Cardiff rail line along the eastern boundary. The site is an existing but now under used and naturalised part of the rail estate which links with the preferred housing allocations at CRAV003 and CRAV009

The Stage 2a assessment (sustainability appraisal) shows Grade 3 agricultural land within the site but the land is not actively used for agriculture. The railway restricts access to the primary school, bus services and recreational facilities available on the A49 (Shrewsbury Road). The site is positive for low landscape sensitivity but there is possible contamination across the site. The site is close to the waste transfer station but this is perceived locally as an important facility. There is access to local amenity areas and children’s play spaces in the surrounding residential developments and the overall sustainability of the site is judged to be good.

The Stage 2b assessment shows the site would need to be accessed through the adjoining sites CRAV003 and CRAV009. The site lies within a Mineral Safeguarding Area but appears unviable due to the small size of the site and its location within the built form of the town. The site is close to the Craven Arms Business Park but requires a more formal access to exploit this potentially sustainable location and also requires protection of the residential amenity on CRAV009. The site has a potential for archaeological significance due to possible Roman remains and industrial archaeology which would need to be investigated as would the presence of a slow worm habitat (protected species). The site is affected by a range of infrastructure constraints which affect the whole town but services should be available from the surrounding developments. The site offers some capacity through a lower density mixed tenure scheme along with sites CRAV003 and CRAV009 which will provide the principal highway access into the site but has the benefit of direct access to the rail network. The sites CRAV009 and CRAV003 can be developed without extending the built form of the town into the open countryside and there would be only limited impacts upon the visual and landscape character of the town and views from the surrounding AONB.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
If Yes. Key Development Issues from Assessment	n/a

CRAV030	Newington Farmstead, adjoining A49
Size (ha)	0.7 hectares
Indicative capacity	5 dwellings (from total potential of 21 dwellings)
General location	Located on the extreme northern edge of the Craven Arms. Situated east of the A49 adjoining listed The Lodge to the former Grove parkland
Brownfield or Greenfield	Brownfield site comprising the developed site of a Farmstead and former coaching Inn
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV017 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	Site is developed as a Farmstead with a farm house in a dedicated plot and a collection of historical brick barns and modern portal framed buildings. The site has a traditional brick paviour court yard and three separate vehicular accesses onto the A49
Topography	To the west, the site is level with the A49 and the northern area of Craven Arms and to the east, the site lies above the steeply incised, low lying basin of the River Onny floodplain. To the north, the site blends into the woodland pasture landscape of former The Grove estate land
Adjoining land uses and boundary features	North of CRAV030 is The Lodge (Grade II listed building) which is the most northerly building in Craven Arms and The Grove parkland, comprising a woodland pasture landscape characterised by mature field trees in grassland. To the east is the River Onny floodplain with sensitive habitats and seasonal flood risk from both the River Onny (west) and the Quinny ? Byne Brooks (east) which drain from Church Stretton, Wenlock Edge and Ape Dale to the north and east. To the south and west is the built edge of Craven Arms characterised by scattered residential properties (west) and significant established commercial buildings of mixed quality (south)
Local highway capacity/ constraints	The developed area of CRAV030 is used as part of the abattoir operation and has an existing highway access. The Newington Farm complex adjoins the A49 on the approach to Craven Arms but is outside the 30mph urban speed restriction. If CRAV030 were developed then it would be necessary to provide a more suitable highway access from the A49. This may need to be combined with appropriate extensions to the existing speed restrictions to improve highway safety along the A49.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): <ol style="list-style-type: none"> <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which

	<p>passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <ol style="list-style-type: none"> 3. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 4. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 5. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations. 6. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services. 7. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services. 8. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
<p>Inherent landscape character ²</p>	<p>No site specific assessment of CRAV030 has been undertaken but the general indication of sensitivity to development is moderate.</p> <p>A detailed site assessment has been undertaken on land to the west of the A49 which indicates the following considerations. The areas forms an important open approach to the town with the avenue of oak trees comprising a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site</p>
<p>Planning history or designations</p>	<p>CRAV030 forms part of the land previously identified for the abattoir relocation in the South Shropshire Local Plan. This would have caused the removal of significant historical farm buildings on a site with a lengthy proven record of human settlement. This site, as the location of the proposed abattoir relocation also adjoins The Lodge which is a Grade II listed building</p>
<p>Land ownership, land agreements and delivery statements</p>	<p>Promoted by Les Stephan Partnership for the landowner Euro Quality Lambs as the operator of the existing abattoir enterprise in Craven Arms. The site is proposed to be included in new proposals for the relocation of the abattoir as a site for key worker accomodation</p>

Access to services/employment areas	CRAV030 will provided housing to support the proposed new abattoir enabling key employees to be located close to the operational site with its holding areas for livestock. The site is also situated on the edge of Craven Arms close to both Long Lane and the A49, Shrewsbury Road with reasonable access to other employment opportunities available at the Craven Arms Business Park and the established employment areas on Shrewsbury Road
Other constraints	Newington Farm complex accommodates Footpath 50 which must be maintained as a public right of way.
General site related benefits	
Transport and Highways related benefits	The provision of a suitable access into CRAV030 could be combined with a new highway junction on the A49 serving the proposed new abattoir development. This new access junction off the A49 could also be combined with speed restrictions to create a safer approach to Craven Arms and to reduce traffic speeds along the A49 from the junctions serving Wistanstow
Strategic fit	<p>The strategic fit of this land requires a judgement to be made about the contribution to Craven Arms and the setting of the town.</p> <p>In relation to the setting of the town, the advice received is that the area has limited capacity for development as it forms an important open approach to the town. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs.</p> <p>The Grade II listed Lodge appropriately forms the most northerly residential building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. However, the existing Farmstead comprises a collection of buildings with some historical significance and the restoration of these buildings would make a positive contribution to the setting of the town. Any access road should be as close to existing development edge as possible without adversely affecting the setting of the nearby listed building.</p> <p>The redevelopment of CRAV030 is indicated, albeit for employment use, in the former South Shropshire Local Plan (S9) and in former draft Craven Arms Area Action Plan, for the relocation of the town abattoir</p> <p>The allocation in the South Shropshire Local Plan and Craven Arms Area Action Plan has not met the needs of Euro Quality Lambs and so the abattoir enterprise has not relocated during the seven years since the former Local Plan was adopted</p>
Other relevant information	This land is expected to be available for development from 2016

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	This land may be affected by the potential archaeology of a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.

Biodiversity	<ul style="list-style-type: none"> • Survey required for bats, newts & reptiles • Within environmental network with potential for enhancement
Trees	Trees and hedgerows to the north of the site may be a constraint to development. Woodland trees along A49 are to be protected by Woodland Tree Preservation Order (TPO) and field trees to be protected by an Area TPO.
Environmental Health	n/a
Drainage: Watercourse flooding	East of site is within flood plain Land accommodates some estate drainage from the east which discharges into River Onny and development of this land may need to accommodate this discharge
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	The site may be susceptible to groundwater flooding
Drainage: Suitability for SUDS	Geology has very low permeability and infiltration SUDS are likely to be less suitable
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • General principles were identified for the Craven Arms development strategy: • development must protect the landscape setting of the AONB • protect the character and setting of Clun Valley • protect elevated sites in town from visually intrusive development • protect agricultural land west of Watling Street within Sibdon Carwood Parish • recognise the presence of archaeological remains in and around the town • respect the character and setting of the extended Conservation Area in Newton • Development strategy should respect landscape, topography and biodiversity particularly in the following locations: • River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles • The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists • Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road • Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset • Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds • Watling Street – protect route and archaeology of Roman Road. • Potential locations for development around the town include: • land at Newington Farm and south of The Grove
--	--

	<ul style="list-style-type: none"> • land west of Craven Arms with potential for upgrade to Watling Street • land around existing industrial estates in north of town between Watling Street and town centre • land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	

Site Assessment Summary

CRAV030 comprises brownfield land at the Newington Farm complex which is completely contained within the woodland frontage of the A49, Shrewsbury Road and the route of the River Onny with its significant floodplain. Newington Farm complex and the land to the north is used by the abattoir enterprise for overnight / weekend livestock storage / lairage.

The Stage 2a assessment (sustainability appraisal) indicates the land has moderate landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the east. The site is also within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound).

CRAV030 directly adjoins the A49, Shrewsbury Road but there is a degree of conflict between the staggered accesses into The Lodge, the farmstead and the farmhouse. Physical proximity to the town provides reasonable access to local services along the A49 and to local employment areas. There is also access to the local Waste Transfer Station which is considered to be an important facility. The site is elevated above the significant floodplain to the River Onny but the changes in land levels lift the site above the flood risk. There is still a need to investigate the risk of groundwater and surface water flood risk on the elevated, developable land. The sustainability of the site is therefore judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV030 is within the Mineral Safeguarding Area but this only forms a narrow seam close to the A49. The site is significant for the quality of its historical buildings and the potential to restore the site to its former layout and to regenerate the buildings for a productive use which will ensure their future maintenance. The land is also significant for its potential (but limited) archaeology and its woodland / field tree cover which blends into the parkland landscape to the north which is visible from the AONB and other rights of way. The adjoining parkland and floodplain landscape also provide important habitat and contribute to local biodiversity.

No specific landscape assessment has been done on the land, but other assessments in the locality suggest that the capacity of the land for development may be limited but it is accepted that this site could be redeveloped providing a significant local benefit. CRAV030 is also affected by the need for strategic infrastructure investment with the provision of access and services to this land. CRAV030 was also previously allocated for employment development for the relocation and expansion of the abattoir operation from within the

town but this would have had a significant and detrimental effect on the quality of the site. The soundness of developing CRAV030 along with the proposal to relocate the abattoir merits consideration to satisfy the needs of Euro Quality Lambs, to meet the employment needs of the town and to support the growth strategy for Craven Arms.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<p>The development of CRAV030 would require:</p> <ul style="list-style-type: none"> • a suitable and safe highway junction from the A49 into the developed area of land • an assessment of the suitability of existing speed restrictions along the A49 on the avenue approach into Craven Arms • protection of the extensive floodplain to the River Onny which serves the Quinny / Byne Brooks • protection of tree cover both within the woodland frontage along the A49 and for the field trees located within the woodland pasture of The Grove parkland to protect important habitat and biodiversity • estate drainage system will need to be culverted to protect discharge into the River Onny • Investigate the local geology to assess the risk of groundwater flooding. • Development will need to accommodate the route of Footpath 50 passing through the landscape and giving public viewpoints to Shropshire Hills AONB

Employment Site Assessment: Stage 2a**Site Assessment: Stage 2a****Settlement: CRAVEN ARMS**

Site ref: CRAV017		Site Name: NORTH CRAVEN ARMS BETW RAILWAY & A49		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	Site within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
▪ an outdoor sports facility	-/0	0		
3b	Site more than 480m from:			Site just within 480m of both: ▪ children's play space and young person's recreational site at Newington Way.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	

Site ref: CRAV017		Site Name: NORTH CRAVEN ARMS BETW RAILWAY & A49		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ a young person's recreational facility 	-/+	+	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument EH 1010319 (SC 19167) which is a Bronze Age burial mound
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Berrymill Wood between Craven Arms and The Grove (but separated by R. Onny).
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH

Site ref: CRAV017		Site Name: NORTH CRAVEN ARMS BETW RAILWAY & A49		
	Criteria	SA Score	Assessment	Comments
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Land within 250m of waste management facility at Long Lane Industrial Estate.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Within the site there is an area of filled ground.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV018		Site Name: LAND NORTH OF LONG LANE		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site just within 480m of both: ▪ children's play space and young person's recreational site at Newington Way.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	

Site ref: CRAV018		Site Name: LAND NORTH OF LONG LANE		
	Criteria	SA Score	Assessment	Comments
	▪ a young person's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Site within 300m of Scheduled Ancient Monument EH 1010319 (SC 19167) which is a Bronze Age burial mound
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Berrymill Wood between Craven Arms and The Grove (but separated by R. Onny).
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH

Site ref: CRAV018		Site Name: LAND NORTH OF LONG LANE		
	Criteria	SA Score	Assessment	Comments
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site is Grade 3 agricultural land.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Land within 250m of waste management facility at Long Lane Industrial Estate.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site accommodates previous industrial site from 1840 – 1897 on eastern boundary with rail line.

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV022		Site Name: ABATTOIR SITE, CORVEDALE ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on Newton Street and A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of Stokesay Primary School
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: ▪ natural or semi natural open space at Newton; ▪ amenity green space on Corvedale Road, White Meadow Close, corner Clun Road / A49 Ludlow Road and Dodd Lane; ▪ children's play spaces on Newington Way, White Meadow Close and Brook Road; ▪ young person's recreational site on Newington
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
▪ a young person's recreational facility	-/+	+		

Site ref: CRAV022		Site Name: ABATTOIR SITE, CORVEDALE ROAD		
	Criteria	SA Score	Assessment	Comments
				Way.
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site adjoins the Craven Arms Conservation Area and is within 300m of Newton Conservation Area.
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	-	Site in Flood Zone 3 close to R. Onny.

Site ref: CRAV022		Site Name: ABATTOIR SITE, CORVEDALE ROAD		
	Criteria	SA Score	Assessment	Comments
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Brownfield site in area of Grade 4 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site accommodates previous industrial activity from 1970 - 1996

Site Assessment: Stage 2a

Settlement: CRAVEN ARMS

Site ref: CRAV023		Site Name: EMPLOYMENT SITE,A49 SHREWSBURY ROAD		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	But site lies within general catchment of Stokesay Primary School within the Newton area of Craven Arms.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young person's recreational facility	-/0	0	
3b	Site more than 480m from:			Site within 480m of: <ul style="list-style-type: none"> ▪ amenity green space on White Meadow Close and Coronation Road; ▪ children's play spaces on Newington Way, White Meadow Close and Brook Road; ▪ young person's recreational site on Newington
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	

Site ref: CRAV023		Site Name: EMPLOYMENT SITE,A49 SHREWSBURY ROAD		
	Criteria	SA Score	Assessment	Comments
	▪ a young person's recreational facility	-/+	+	Way.
4	Landscape sensitivity high ²	-	+	Low Sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1.

Site ref: CRAV023		Site Name: EMPLOYMENT SITE,A49 SHREWSBURY ROAD		
	Criteria	SA Score	Assessment	Comments
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Brownfield site lying over areas of Grade 3 (west) and Grade 4 (east).
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of waste management facility at Long Lane Industrial Estate
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Site potentially contaminated by railway use from 1890 (west) and existing factory use from 1953 (east).

Site Assessment: Stage 2a

Settlement: Craven Arms

Site ref: CRAV028sd		Site Name: LAND NORTH WEST OF RAIL LINE, LONG LANE		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Only part of site within 480m
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-		

Site ref: CRAV028sd		Site Name: LAND NORTH WEST OF RAIL LINE, LONG LANE		
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0	+	
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Wholly within 300m of a SAM
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Part of site within ancient woodland buffer zone
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3

Site ref: CRAV028sd		Site Name: LAND NORTH WEST OF RAIL LINE, LONG LANE		
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site Assessment: Stage 2a

Settlement: Craven Arms

Site ref: ELR053 Extended		Site Name: LAND AT NEWINGTON FARM		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Site within 480 metres of a bus stop on a route operating 5 days with bus stops located on A49 Shrewsbury Road.
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
3b	Site more than 480m from:			Southern part of site within 480m of children and young person's play / recreational space at Newington Way adjoining Community Centre
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	

Site ref: ELR053 Extended		Site Name: LAND AT NEWINGTON FARM		
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	Site within 300m of Scheduled Ancient Monument EH 1010319 (SC 19167) which is a Bronze Age burial mound
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of Ancient Woodland at Berrymill Wood between Craven Arms and The Grove (but separated by R. Onny).
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	AQMA ONLY DESIGNATED IN: <ul style="list-style-type: none"> • SHREWSBURY • OSWESTRY • BRIDGNORTH
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		

Site ref: ELR053 Extended		Site Name: LAND AT NEWINGTON FARM		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4 land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

5. Air Quality Management

Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Employment Site Assessment: Stage 2b

CRAV017	NORTH OF CRAVEN ARMS, BETWEEN RAILWAY & A49
Size (ha)	2.8 hectares
Indicative capacity	Employment development
General location	CRAV017 is a larger, greenfield site in the north of the town. The site is the extension of land which has been developed as a small residential enclave to the north of Long Lane between the level crossing of the Shrewsbury to Cradiff rail line and the junction of Long Lane and the A49, Shrewsbury Road. CRAV017 comprises agricultural land with a heavy planting of mature boundary trees where the site adjoins the A49. The site also adjoins the Shrewsbury to Cardiff rail line to the west.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV017 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	The land is in agricultural use possibly for livestock grazing and has heavy tree planting on the site.
Topography	CRAV017 is relatively flat and forms part of the shallow valley to the north of Craven Arms before the landscape rises slowly into the Shropshire Hills AONB.
Adjoining land uses and boundary features	The site is opposite CRAV018 across the Shrewsbury to Cardiff rail line (west) in this relatively isolated location within the town. CRAV017 is also well concealed within the landscape which is achieved by heavy tree planting along the A49 (east) the effect of surrounding developments on Long Lane (south).
Local highway capacity/ constraints	There is no possibility of access from Long Lane due to the presence of the small residential enclave north of Long Lane close to the junction with the A49, Shrewsbury Road. It is expected that CRAV017 would need to be accessed from the A49, Shrewsbury Road where the provision of a junction would need to be referred to the Highways Agency. This would require an intensification of the traffic accessing the trunk road with potential impacts on the traffic flow along the A49 which is part of the strategic highway network.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 159. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 160. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 161. <i>Discharge Restrictions to R Onny.</i> Issues around discharge

	<p>requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>162. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>163. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>164. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>165. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>166. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – High / Medium</p> <p>Landscape sensitivity high/medium The area consists of a series of fields on the flat valley floor with ditches and pond. It is a long thin area extending along the A49 north of the town for some way. On this boundary there is a distinctive mature oak avenue which, with the tree belt on the other side, provides an attractive introduction to the settlement from the north. The area is bounded by Watling Street Roman road to the north with outgrown hedges, the mainline railway to the west on embankment and, to the south, by houses on the outskirts of the town partially screened by outgrown hedges. A listed Lodge lies to the east which forms a distinctive first dwelling signalling the start [or end] to the town. This is complemented by farm buildings to the south east, which are apparently are currently unused. Views are possible across the site to the wider countryside to the west contrasting with the enclosed tree belt to the east.</p> <p>Housing capacity low The area has no capacity for housing as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site.</p> <p>Employment capacity low The area has no capacity for employment use as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong</p>

	tree screen alongside the A49 to act as a backcloth to the oak avenue, to complement the tree belt to the east and to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible without adversely affecting the setting of the nearby listed building. As the site narrows to the north this should not be used for development - a possible use could be as a woodland.
Planning history or designations	No submissions have been made on CRAV017.
Land ownership, land agreements and delivery statements	Land owned by Edward James and represented by Berry's
Access to services/employment areas	CRAV017 is an isolated rural site but is close to both Long Lane and lies along the A49, Shrewsbury Road with reasonable access to the services and facilities in the town and to the employment opportunities available at the Craven Arms Business Park, the established employment area on CRAV023 and the commercial offices on the former livestock market off Corvedale Road.
Other constraints	The tree lined avenue formed along the A49 is a key feature of the northern approach to Craven Arms.
General site related benefits	
Transport and Highways related benefits	These need to be investigated with the Highways Agency.
Strategic fit	The area has no capacity for development as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen alongside the A49 to act as a backcloth to the oak avenue, to complement the tree belt to the east and to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible without adversely affecting the setting of the nearby listed building. As the site narrows to the north this should not be used for development - a possible use could be woodland.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains to a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Dormouse ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p>

	<p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Hedgerows' on site and boundaries. Mature roadside trees on NE section of east boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.51% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed- Watercourse through site with no associated mapping

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street
--	--

	<p>and town centre</p> <ul style="list-style-type: none"> ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV017 is a larger, greenfield site in the north of the town. The site is the extension of land which has been developed as a small residential enclave to the north of Long Lane between the level crossing of the Shrewsbury to Cardiff rail line and the junction of Long Lane and the A49, Shrewsbury Road. CRAV017 comprises agricultural land with a heavy planting of mature boundary trees where the site adjoins the A49. The site also adjoins the Shrewsbury to Cardiff rail line to the west.

The Stage 2a assessment (sustainability appraisal) shows the land has ‘high / medium’ landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV017 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV017 is located to the north of Long Lane but is directly adjoining the A49, Shrewsbury Road but there is no existing access and this boundary is heavily screened by trees. Physical proximity to the town provides reasonable access to local services on the A49 and to local employment areas. There is also access to the local Waste Transfer Station, locally considered to be an important facility. The land is slightly elevated in the landscape and there is no flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood risk but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV017 is within the Mineral Safeguarding Area and lies in a shallow valley extending north of the town. The site would require assessment of the biodiversity of the site and the presence of protected species and habitats. This shallow valley has good drainage and is not generally prone to surface water flooding although there is a high risk of groundwater flooding and the local geology may make infiltration drainage inappropriate. Long Lane marks a distinct change in character from townscape to countryside and the residential enclave north of Long Lane effectively separates CRAV017 from Craven Arms and its townscape.

The access to CRAV017 may be acceptable from the A49 but this is matter for the Highways Agency as it forms part of the strategic highway network. The site does however, offer the potential to accommodate in part, a new junction and highway access from the A49 into adjacent employment site ELR053E for the relocation of the existing abattoir operated by Euro Quality Lambs. The allocation of this land for employment purposes would facilitate this trunk road improvement and provide a medium term employment site to support development around the existing Craven Arms Business park.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
<p>If Yes, Key Development Issues from Assessment</p>	<p>The development of CRAV017 would require:</p> <ul style="list-style-type: none"> • Phase 1 Habitat Assessment to assess the site for the presence of protected species. • Improve the visual character of the site and its impact on the landscape viewed from the AONB to the north and east. • demonstrate 'safe development' in accordance with SFRA and NPPF (PPG25) for surface and ground water flood risks • improved junction, highway, pedestrian and cycling links are required into the existing highway network on the A49 trunk road. • Assessment of archaeological significance of the locality

Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

CRAV018	LAND NORTH OF LONG LANE
Size (ha)	3.5 hectares
Indicative capacity	Employment development
General location	CRAV018 is a large, greenfield site in the north of the town. The site comprises agricultural land with clear evidence of other uses lying along the northern frontage of Long Lane directly opposite the Craven Arms Business Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV018 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	The land is in agricultural use including livestock grazing and use for the lairage and exercise of horses..
Topography	CRAV018 is relatively flat and forms part of the shallow valley to the north of Craven Arms before rising slowly into the Shropshire Hills AONB.
Adjoining land uses and boundary features	The site adjoins CRAV019 / CRAV020 and the gypsy site which is a well concealed residential enclave to the west of the site which does not have a visible impact on the surrounding landscape. The site blends to the east into the more urban character of the land with the Craven Arms Business Park (south) and the adjoining route and level crossing of the Shrewsbury to Cardiff rail (east), opposite the small residential enclave north of Long Lane close to the junction with the A49, Shrewsbury Road.
Local highway capacity/ constraints	The access from Long Lane would require further improvements to this road with provision of a footway and and improved cycle and pedestrian access.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 167. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 168. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 169. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 170. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 171. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.

	<p>172. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>173. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>174. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
Inherent landscape character ²	<p>General Landscape Sensitivity – High / Medium</p> <p>Site relates well to the built form of the town. Specific sensitivity and capacity study available for adjacent land to the east and the following comments would apply to CRAV018.</p> <p>Landscape sensitivity high/medium The area consists of a series of fields on the flat valley floor with ditches and pond. The area is bounded by Watling Street Roman road to the north with outgrown hedges, the mainline railway to the west on embankment and, to the south, by Craven Arms Business Park. The site is partially screened by outgrown hedges. Views are possible across the site to the wider countryside to the west contrasting with the enclosed tree belt to the east.</p> <p>Housing and Employment capacity low Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen alongside the railway to complement the tree belts to the east and to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible. As the site narrows to the north this should not be used for development- a possible use could be as a woodland and should accommodate footpath 50.</p>
Planning history or designations	<p>CRAV018 was allocated for employment development as a reserved allocation in the South Shropshire Local Plan (2005). This site was not released for development due to the rate of development on the Craven Arms Business Park being slower than anticipated. The previous history supports the position that CRAC018 is not suitable for residential development given the character of the surrounding area and existing developments. It is proposed that CRAV018 should be brought forward as Phase 2 of the Craven Arms Business Park to accommodate a range of employment uses and that CRAV018 be brought within the development boundary of the town.</p>
Land ownership, land agreements and delivery statements	<p>Land owned by Edward James and represented by Berry's</p>
Access to services/employment areas	<p>CRAV019 is an isolated rural site but is close to both Long Lane just beyond the Craven Arms Business Park and adjoining the residential enclave of the gypsy site. The availability of services in this locality would need to be investigated.</p>
Other constraints	<p>There may be a need to widen Long Lane using an area of land within the site to accommodate the highway and access junction. The general</p>

	character of Craven Arms is linear ribbon development along principal highways but this is not a positive characteristic and should be reinforced by the development of this site on Long Lane.
General site related benefits	
Transport and Highways related benefits	The development of the site would route traffic along the generally improved Long Lane and would reduce the amount of traffic needing to directly use Watling Street which is need of improvement.
Strategic fit	CRAV018 was allocated for employment development as a reserved allocation in the South Shropshire Local Plan (2005). This site was not released for development due to the rate of development on the Craven Arms Business Park being slower than anticipated. The previous history supports the position that CRAC018 is not suitable for residential development given the character of the surrounding area and existing developments. It is proposed that CRAV018 should be brought forward as Phase 2 of the Craven Arms Business Park to accommodate a range of employment uses and that CRAV018 be brought within the development boundary of the town.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site adjacent to Roman road and contains a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	<p>There are known protected species on site (Slow worms close by) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Hedgerows' on boundaries. Mature roadside trees on SE section of south boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that the proposed development on site CRAV018 (ELR131) cannot be accommodated within the available Flood Zone 1. A specific Flood Risk assessment is required to confirm the location of a culverted watercourse through the site, to model the extent of the flood risk around the culvert and to ensure a safe access can be maintained to the site during the 1 in 100 year climate change event due to the risk of surface water flooding identified along the road to the south of the site.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	English Heritage - protect extended Conservation Area around Newton and archaeological remains including Scheduled Ancient Monument off Clun Road. Shropshire Geological Society – protect areas to south-east and south west affected by flooding

Site Assessment Summary

CRAV018 is a large, greenfield site in the north of the town. The site comprises agricultural land with clear evidence of other uses lying along the northern frontage of Long Lane directly opposite the Craven Arms Business Park.

The Stage 2a assessment (sustainability appraisal) shows the land has 'high / medium' landscape sensitivity to development as it lies outside the built area of the town and is visible

to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV018 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. CRAV018 is located directly off Long Lane opposite the Craven Arms Business Park and there is reasonable access to local services on the A49 and to other local employment areas which support the aspiration for employment development. There is also access to the local Waste Transfer Station which locally is considered to be an important facility. The land is slightly elevated in the landscape and there is no direct flood risk affecting the site although there is a high risk of groundwater flooding and some surface water flood discharge onto Long Lane but Environment Agency consider the flood risks to be manageable. The sustainability of the site is therefore judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV018 is within the Mineral Safeguarding Area and lies in a shallow valley extending north of the town. The site would require assessment of the biodiversity of the site and the presence of protected species and habitats. This shallow valley has good drainage and is not generally prone to surface water flooding but does discharge surface waters onto Long Lane. There is a high risk of groundwater flooding and the local geology may make infiltration drainage inappropriate. Long Lane marks a distinct change in character from townscape to countryside but CRAV018 spans the change in character from the rural west to the more urban landscape to the east around the level crossing of the Shrewsbury to Cardiff rail line. The access to CRAV019 may be acceptable from Long Lane but any development of the site would require an upgrade of the road.

The previous history of CRAV018 as a reserved employment site supports the position that CRAV018 is not suitable for residential development given the character of the surrounding area and existing developments. It is proposed that CRAV018 be brought forward as Phase 2 of the Craven Arms Business Park to accommodate a range of employment uses and that CRAV018 be brought within the development boundary of the town.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<p>The development of CRAV018 would require:</p> <ul style="list-style-type: none"> • Phase 1 Habitat Assessment to assess the site for the presence of protected species. • Improve the visual character of the site and its impact on the landscape viewed from the AONB to the north and west with its more rural character. • demonstrate 'safe development' in accordance with SFRA and NPPF (PPG25) for surface and ground water flood risks • highway, pedestrian and cycling links are required into the existing highway network on Long Lane. • Assess the acceptability of any impacts on the level crossing at Long Lane

CRAV022	ABATTOIR SITE, CORVEDALE ROAD
Size (ha)	0.9 hectares (whole site)
Indicative capacity	Employment development
General location	CRAV022 is located on Corvedale Road, the principal road through the east of the town. The abattoir site comprises a significant campus on the last developed plot in the town. The abattoir buildings are rural character located around a courtyard with an open area of lairage land to the east. The lairage lies in the River Onny floodplain at a lower level than the abattoir complex.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV023 is affected by the Mineral Safeguarding Area but this is a developed site within the built form of Craven Arms.
Current use	The site is used by Euro Quality Lambs as an abattoir for the slaughter sheep livestock to produce lamb mainly for export with the adjoining open land used for the open grazing of livestock.
Topography	The abattoir site is a flat and level site used in conjunction with the lower lying lairage land within the River Onny floodplain.
Adjoining land uses and boundary features	The site adjoins the junction of Corvedale Road with the minor roads of the mixed commercial and residential neighbourhoods of the extended Newton Conservation Area to the south.
Local highway capacity/ constraints	The site is well located within the local highway network being situated on Corvedale Road which is the principal eastern approach road into Craven Arms.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 175. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 176. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance. 177. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency. 178. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA). 179. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations. 180. <i>Highway and Transport Improvements for New Developments.</i>

	<p>Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>181. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>182. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
Inherent landscape character ²	CRAV022 comprises the developed site of the abattoir operated by Euro Quality Lambs which forms part of the industrial townscape on eastern edge of the town. The site adjoins the continuous area of lairage which lies in the valley of the River Onny. This land relates to site CRAV012 across the river which is concealed by the tree belt along the river channel and by the significant elevation of the surrounding land which rises into the Corvedale valley
Planning history or designations	The site has a long standing abattoir use.
Land ownership, land agreements and delivery statements	The site, premises and adjoining lairage land is owned by the operating company Euro Quality Lambs.
Access to services/employment areas	The site is a fully serviced operational employment site and is located close to the commercial office development on the former livestock market site on the western end of Corvedale Road.
Other constraints	The site has the potential to flood lying in Flood Zone 3 and would not be suitable for residential redevelopment. The longstanding former uses of the land might require investigation of potential ground contamination.
General site related benefits	Euro Quality Lambs is a viable commercial enterprise offering important employment opportunities in Craven Arms. The redevelopment of CRAV022 would enable this company to relocate and expand its enterprise and employment offer. The redevelopment of the abattoir site and adjoining lairage land would create an important opportunity to regenerate Corvedale Road as the principal shopping street and eastern gateway into the town. The redevelopment of this site would require a new use which was not so vulnerable to the flood risk affecting this site.
Transport and Highways related benefits	Redevelopment of the site would require the provision of adequate parking for vehicles and cycles.
Strategic fit	CRAV022 comprises the developed site of the abattoir operated by Euro Quality Lambs which forms part of the industrial townscape on eastern edge of the town. The site is a fully serviced operational employment site and is located close to the commercial office development on the former livestock market site on the western end of Corvedale Road. The site has the potential to flood lying in Flood Zone 3 and would not be suitable for residential redevelopment. The redevelopment of the abattoir site and adjoining lairage land would create an important opportunity to regenerate Corvedale Road as the principal shopping street and eastern gateway into the town. The redevelopment of this site would require a new use which was not so vulnerable to the flood risk affecting this site. This would enable Euro Quality Lambs to relocate and expand as a viable commercial enterprise offering important employment opportunities within Craven Arms.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Impact on setting of Conservation Area needs to be considered.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Group of trees on the sites SE boundary
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. 99.52% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Site has big challenges and may not be able to demonstrate 'safe development' in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage - flood zone map needs refining not based on detailed mapping. Councils SWMP may help
Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and

	<p>part of footpath network also used by visitors and tourists</p> <ul style="list-style-type: none"> ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Newton Conservation Area and important archaeological remains including Scheduled Ancient Monument off Clun Road. Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV022 is located on Corvedale Road, the principal road through the east of the town. The abattoir site comprises a significant campus on the last developed plot comprising a flat and level site used in conjunction with the lower lying lairage land within the River Onny floodplain. The abattoir buildings are rural in character located around a courtyard with an open area of lairage land to the east. The lairage lies in the River Onny floodplain at a lower level than the abattoir complex.

The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on Corvedale Road and the A49, Shrewsbury Road and to recreational facilities and the primary school. Located in the east of the town but visible from the Corvedale and Halford village there would be an impact on landscape character but a redevelopment has the potential to improve the current visual character of the site which could also make a positive contribution to the extended Newton Conservation Area.. There is a potential flood risk on the eastern edge of the site from the River Onny and the extent of this flood risk requires further investigation. The long standing employment use could indicate potential ground contamination of the land. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment presents the following considerations: CRAV022 is an existing employment area located in the east of the town. CRAV022 is a sustainable development location and a sustainable option through the re-development of this brownfield site. This would be an alternative to extending the built form of the town into the surrounding greenfield land but the site has the potential to flood within Flood Zone 3 and the suitability for residential redevelopment is limited to the higher developed land adjoining Corvedale Road. However, the site accommodates an existing viable commercial enterprise with the potential to expand and the redevelopment of CRAV022 would enable this company to relocate and expand to the north of the town to improve the employment offer in the town. The redevelopment of CRAV022 would require a new use which was not so vulnerable to the flood risk affecting this site and is being considered to commercial / retail uses with ancillary residential use. Redevelopment would require investigation of the potential contamination of the site and the potential for flooding from the River Onny and groundwater sources. There are no known protected species on site but a Phase 1 Habitat survey is required to assess

the presence of bats and reptiles. An Habitat Regulations Assessment is required as site is within 8km of the EU designated Downton Gorge Special Area of Conservation.

Conclusion

Potential windfall site	No
Realistic site	Yes - The lower lying eastern edge of the site is within Flood Zone 3. The redevelopment of this site will require a new use is not vulnerable to the flood risk affecting this site. The site is being considered for commercial / retail uses with ancillary residential uses on the higher developed land adjoining Corvedale Road.

Recommendation

Preferred option	Yes
If Yes. Key Development Issues from Assessment	<p>The development of CRAV022 would require:</p> <ul style="list-style-type: none"> • Phase 1 Habitat Assessment of the site especially the adjoining open lairage land to the east. • Improve the visual character of the site and its impact on the landscape viewed from Corvedale, Halford village and AONB. • protect the character and setting of the existing development in the extended Newton Conservation Area adjoining the site • demonstrate 'safe development' in accordance with SFRA and NPPF (PPG25) possibly with refinement of flood zone mapping • Suitable drainage of the site to mitigate for the Flood Zone 3 affecting the site and ground water flooding issues • highway, pedestrian and cycling links are required into the existing highway network on Corvedale Road linking to the adjoining residential areas

Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

CRAV023	EMPLOYMENT SITE, A49 SHREWSBURY ROAD
Size (ha)	2.4 hectares (whole site)
Indicative capacity	Employment development
General location	CRAV023 is a large brownfield site located on west side of the A49, Shrewsbury Road which is the main highway through the town. The site is located in the northern of the town just to the south of the A49 junction with Long Lane leading to Craven Arms Business Park.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV023 is affected by the Mineral Safeguarding Area but this is a developed site within the built form of Craven Arms.
Current use	The land accommodates a range of older, traditional employment buildings, some of which have a 'rural' character reflecting the long standing use of the site as an employment area. The site accommodates a number of lower value employment uses that would not compete well in the open market for commercial property. CRAV023 consequently provides an important element of the employment offer in the town by accommodating lower value enterprises which complement the range of employment opportunities available in Craven Arms.
Topography	The site is elevated above the A49 Shrewsbury Road which increases the visibility of the site in the surrounding townscape but the site is flat and level.
Adjoining land uses and boundary features	The site has open boundaries especially to the A49, Shrewsbury Road which further increases the visibility of the site but this is an advantage to enterprises that are dependent on passing trade. This is reflected in the use of highway advertisement display boards at the site entrance. The site is bounded to the north by a petrol service station and the campus of a commercial depot. To the south, are the residential terraces of former railwaymen's cottages that also front onto the A49, Shrewsbury Road. To the rear, the site is bounded by the main rail line from Shrewsbury to Cardiff.
Local highway capacity/ constraints	Any modifications to the highway access to this site especially where this involved an intensification of the scale of traffic using the junction would need to be referred to the Highways Agency. The potential impact on the traffic flow along the A49 would be a strategic matter for the agency.
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 183. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 184. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.

	<p>185. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>186. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>187. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>188. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>189. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <ul style="list-style-type: none"> ▪ <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.
Inherent landscape character ²	CRAV023 comprises an area of employment development which forms part of the commercial townscape in the north of the town.
Planning history or designations	The site is a long standing employment area in Craven Arms.
Land ownership, land agreements and delivery statements	Owner of CRAV014 is not identified.
Access to services/employment areas	CRAV023 is a key employment area in the town which complements the Craven Arms Business Park located close by on Long Lane and the commercial office development on the site of the former livestock market.
Other constraints	This site currently provides much needed lower cost employment land and premises in a highly accessible location which improves the employment offer in the town. The longstanding employment uses on the site and the nature of the operations would indicate that there may be significant ground contamination of site CRAV023.
General site related benefits	CRAV023 is a brownfield site located in the north of the town with good accessibility by road and in close proximity to the services in the town. The site is a marginally underused, employment site with lower value enterprises which adjoins the existing residential areas of the town. The site represents a sustainable development location and a sustainable option through the re-development of this brownfield site as an alternative to extending the built form of the town into the surrounding Greenfield land.
Transport and Highways related benefits	CRAV023 is an extremely accessible site located on the A49, Shrewsbury with good vehicular and pedestrian access to the commercial and community services and facilities in the town with direct access to the public transport rail and bus services which serve Craven Arms.
Strategic fit	CRAV023 is a sustainable development location and a sustainable option through the re-development of this brownfield site as an alternative to extending the built form of the town into the surrounding greenfield land. CRAV023 is located in the north of the town with good accessibility by road and in close proximity to the services in the town. The site is a marginally underused, employment site with lower value enterprises and adjoins the existing residential areas of the town. The site is extremely accessible site located on the A49, Shrewsbury with good vehicular and pedestrian

	access to the commercial and community services and facilities in the town with direct access to the public transport rail and bus services which serve Craven Arms. However, CRAV023 provides much needed lower cost employment land and premises in a highly accessible location which improves the overall employment offer. CRAV023 is therefore a key employment area in the town which complements the Craven Arms Business Park located close by on Long Lane and the commercial office development on the site of the former livestock market.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comment received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 8km of Downton Gorge SAC</p>
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS - But the group of trees on the sites north boundary is worthy of retention.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town
--	--

	<ul style="list-style-type: none"> ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect areas to south-east and south west affected by flooding</p>

Site Assessment Summary

CRAV023 is a large brownfield site located in the north of the town and situated on west side of the A49, Shrewsbury Road just to the south of the junction with Long Lane leading to Craven Arms Business Park. The land accommodates a range of older, traditional employment buildings with a 'rural' character reflecting the long standing use of the site as an employment area. The site accommodates lower value employment uses and provides an important element of the employment offer complementing the range of employment opportunities available in Craven Arms.

The Stage 2a assessment (sustainability appraisal) shows good accessibility to bus (and rail) services on the A49, Shrewsbury Road and to recreational facilities around the adjacent Community Centre but is distant from the primary school. Located in the north of the town, there is no impact upon the landscape character. The site is located close to the Craven Arms Business Park and complements the employment offer in this neighbouring employment area which include the Waste Transfer Station which is regarded as an important local facility. There is no flood risk to the site from any local watercourses but the long standing employment use and the nature of the activities would indicate potential ground contamination of the land. The overall sustainability of the site is judged to be good.

The Stage 2b assessment presents the following considerations: CRAV023 is an existing employment area located in the north of the town. CRAV023 is a sustainable development location and a sustainable option through the re-development of this brownfield site as an alternative to extending the built form of the town into the surrounding greenfield land. Redevelopment would require investigation of the potential contamination of the site and the potential for flooding from a watercourse which affects the site. The Environment Agency considers that any flood risk can be managed but the site characteristics would need to be investigated for infiltration drainage. Any intensification of the site which requires

improvements and increased traffic flows at the junction with the A49, Shrewsbury will require the approval of the Highways Agency. There are no known protected species on site but a Phase 1 Habitat survey is required to assess the presence of bats and reptiles. An Habitat Regulations Assessment is required as site is within 8km of the EU designated Downton Gorge Special Area of Conservation.

However, CRAV023 provides much needed lower cost employment land and premises in a highly accessible location which improves the overall employment offer. This site will be considered as a Protected Employment Site to improve the range and choice of economic investment opportunities.

Conclusion

Potential windfall site	No – this site would have a potentially significant housing yield that would exceed the expectations from windfall development
Realistic site	Yes – but this site currently provides much needed lower cost employment land and premises in a highly accessible location which improves the employment offer in the town. This site will be considered as a Protected Employment Site to improve the range and choice of economic investment opportunities.

Recommendation

Preferred option	No
If Yes. Key Development Issues from Assessment	n/a

Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

CRAV028	LAND NORTH-WEST OF RAIL LINE, LONG LANE
Size (ha)	8.5 hectares
Indicative capacity	Employment development – alternative relocation site for Euro Quality Lambs proposed new abattoir complex.
General location	CRAV028 is a large greenfield site situated to the north-west of the rail line to the north of Craven Arms. CRAV028 extends from the northern footpath extension of Watling Street to the Cheney Longville Road adjoining the road bridge over the ria line. CRAV028 to the south connects with sites CRAV018 (ELR131) and both sites CRAV020/CRAV019 where both groups of sites have road frontage with Long Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	CRAV028 lies within the Mineral Safeguarding Area protected for sand & gravel deposits.
Current use	The land is in agricultural use
Topography	CRAV028 is relatively flat land which rises slowly from Craven Arms towards Cheney Longville and to the south forms part of a shallow valley with sites CRAV019/CRAV020 and CRAV0018.
Adjoining land uses and boundary features	CRAV028 exemplifies the significant change in the landscape character over short distances from the northern edge of Craven Arms. This contrasts sharply with the developed urban character of the town to the south marked by Craven Arms Business Park. The land extends into the open countryside with its marked rural and rather isolated character. The site lies close to the Craven Arms gypsy site but this well concealed residential enclave does visually affect the surrounding landscape.
Local highway capacity/ constraints	The access from Long Lane would require further improvements with a significant upgrade to the northern extension of Watling Street which is a private lane serving a gypsy site beyond which, Watling Street comprises a footpath only. The locality of sites CRAV018, CRAV019, CRAV020 and CRAV028 may be accessed via a new roundabout junction and northern distributor road from the A49 but this is dependent on the company Euro Quality Lambs relocating to the north of Craven Arms. The northern access from the Cheney Longville road may provide an alternative access point but would still require an improved junction with the A49 and possible improvements to the existing road bridge to convey heavy commercial traffic
Other critical infrastructure constraints¹	Craven Arms Place Plan (2011 – 2012): 190. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided. 191. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.

	<p>192. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>193. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>194. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>195. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>196. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>197. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>General Landscape Sensitivity – Low</p> <p>Site does not relate well to the built form of the town. Specific sensitivity and capacity study available for adjacent land to the south.</p> <p>Landscape sensitivity high/medium The area consists of a series of fields on the flat valley floor with ditches and pond. The area is bounded by Watling Street Roman road to the north with outgrown hedges, the mainline railway to the west on embankment and, to the south, by Craven Arms Business Park. The site is partially screened by outgrown hedges. Views are possible across the site to the wider countryside to the west.</p> <p>Housing and Employment capacity low Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible.</p>
<p>Planning history or designations</p>	<p>No submissions have been made on CRAV028.</p>
<p>Land ownership, land agreements and delivery statements</p>	<p>Owner of CRAV028 is not identified.</p>
<p>Access to services/employment areas</p>	<p>CRAV028 is an isolated rural site but is close to both Long Lane just beyond the Craven Arms Business Park and from the Cheney Longville Road but the availability of services in this locality would need to be investigated.</p>
<p>Other constraints</p>	<p>The site is within 500m of the Ancient Woodland at Berrymill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV028 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. There is a need</p>

	to widen Long Lane and the road / private lane serving the gypsy site to access CRAV028 taking an estate road either from the junction with Long Lane or from the A49 to the west or from the Cheney Longville road to the north.
General site related benefits	This site would offer a well concealed site from both the local highway network within the town and from the A49 trunk road but would be visible from the main Manchester – Cardiff rail line.
Transport and Highways related benefits	The development of the site would route traffic along the generally improved Long Lane or require an alternative access route to the site.
Strategic fit	The area might be suitable as an alternative for the relocation of Euro Quality Lambs but potentially is less accessible and more costly develop than the preferred site at Newington Farm to the west. Any development should be subject to a design brief to ensure the development which will become the new edge of the town does not become detract from the landscape character or views from the Area of Outstanding Natural Beauty. A strong/significant native hedge and tree screening belt should be established to the west in order to screen any views. This strong tree screen would indicate the transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible. However, the need for new development in the town can be met by other more sustainable sites and so CRAV028 may not offer the option to satisfy the demand for development at this time
Other relevant information	This alternative site is not EQL's preferred investment location as the company would need to purchase the land increasing their relocation investment. EQL prefer Newington Farm where they have already purchased land to meet their relocation needs.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site adjacent to Roman road and close to a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles The site is not in, adjacent to or within a buffer zone of a designated site. The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks. An HRA is required as site is within 8km of Downton Gorge SAC
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Approximately half the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding.

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>General principles were identified for the Craven Arms development strategy:</p> <ul style="list-style-type: none"> ▪ development must protect the landscape setting of the AONB ▪ protect the character and setting of Clun Valley ▪ protect elevated sites in town from visually intrusive development ▪ protect agricultural land west of Watling Street within Sibdon Carwood Parish ▪ recognise the presence of archaeological remains in and around the town ▪ respect the character and setting of the extended Conservation Area in Newton <p>Development strategy should respect landscape, topography and biodiversity particularly in the following locations:</p> <ul style="list-style-type: none"> ▪ River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles ▪ The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists ▪ Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road ▪ Onny Meadow – adjoins Discovery Centre in Newton as important recreational and ecological asset ▪ Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds ▪ Watling Street – protect route and archaeology of Roman Road. <p>Potential locations for development around the town include:</p> <ul style="list-style-type: none"> ▪ land at Newington Farm and south of The Grove ▪ land west of Craven Arms with potential for upgrade to Watling Street ▪ land around existing industrial estates in north of town between Watling Street and town centre ▪ land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
Statutory bodies responses to date	<p>English Heritage - protect extended Conservation Area in Newton area and important archaeological remains including Scheduled Ancient Monument off Clun Road.</p> <p>Shropshire Geological Society – protect Se and SW areas affected by flooding</p>

Site Assessment Summary

CRAV028 is a large greenfield site situated to the north-west of the rail line to the north of Craven Arms. CRAV028 extends from the northern footpath extension of Watling Street to the Cheney Longville Road adjoining the road bridge over the ria line. CRAV028 to the south connects with sites CRAV018 (ELR131) and both sites CRAV020/CRAV019 where both groups of sites have road frontage with Long Lane.

The Stage 2a assessment (sustainability appraisal) shows the land has 'low' landscape sensitivity to development but lies outside the built area of the town and is visible to views from the AONB to the north. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). CRAV028 is Grade 3 agricultural land which links to the local aspiration to protect good quality agricultural land in adjoining parishes. As land in open countryside in a relatively isolated location, Site CRAV028 is distant from local services but the site access along Long Lane to bus services

on the A49 and access to the employment opportunities on Craven Arms Business Park. The land is slightly elevated in the local landscape and there is no flood risk affecting the site but there is a very high risk of groundwater flooding and a significant surface water flood risk. The sustainability of the site is therefore judged to be poor as the impacts of development in this location would relate to landscape and local features of importance, the loss of agricultural land, the limited access to services and the poor relationship of the land to the built form of Craven Arms.

The Stage 2b assessment presents the following considerations: CRAV028 is within the Mineral Safeguarding Area and lies in a shallow valley extending north of the town which helps to screen existing development and activities around the adjoining gypsy site. The site would require assessment of the biodiversity of the site and the presence of protected species and habitats. Long Lane west of the Business Park and Watling Street junction marks a distinct change in character from townscape to countryside and the linear pattern of development in Craven Arms should not be extended by development of this isolated site.

The area could be suitable as an alternative site for the relocation of Euro Quality Lambs but potentially is less accessible and potentially more costly to develop than the preferred site at Newington Farm to the west. Any development should be subject to a design brief to ensure the development which will become the new edge of the town does not become detract from the landscape character or views from the Area of Outstanding Natural Beauty. A strong/significant native hedge and tree screening belt should be established to the west in order to screen any views. This strong tree screen would indicate the transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible. However, the need for new development in the town can be met by other more sustainable sites and so CRAV028 may not offer the option to satisfy the demand for development at this time. This alternative site is not EQL's preferred investment location as the company would need to purchase the land increasing their relocation investment. EQL prefer Newington Farm where they have already purchased land to meet their relocation needs.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

ELR053E (extended)	Land at Newington Farm / The Grove, adjoining A49
Size (ha)	25.5 hectares with potential developable area of 10ha
Indicative capacity	Employment development
General location	North of Craven Arms to east of A49 extending to established employment location at The Grove
Brownfield or Greenfield	Southern area of site is brownfield, north is greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand and Gravel Superficial
Current use	Agriculture (Grade 3/4)
Topography	Site comprises an elevated ridge of land along the line of the A49 extending east into steeply incised floodplain valley along the course of the River Onny. The land forms a woodland pasture landscape along the A49 and across the northern area of the site with the development of The Lodge and Newington Farm to the south.
Adjoining land uses and boundary features	<p>North of ELR053E is the established employment area at The Grove which is now occupied by Britpart motor parts company following the closure of Craven Arms previous principal employer JP Woods which operated the Chukie Chicken brand.</p> <p>The land is bounded (west) by a narrow, woodland area along the A49 creating a tree lined avenue on the approach into Craven Arms.</p> <p>Existing properties on site include:</p> <ul style="list-style-type: none"> • The Lodge (Grade II listed building) as the most northerly building in Craven Arms • Newington Farm complex (with buildings of historic interest) which lies on the north eastern edge of Craven Arms <p>The land (east) is part of the floodplain adjoining the River Onny which drains from the Shropshire Hills. This floodplain also serves the Quinny Brook / Byne Brook (which join the River Onny at The Grove) which drain from Church Stretton, Wenlock Edge and Ape Dale to the north and east.</p>
Local highway capacity/ constraints	The developed area of Newington Farm is used as part of the abattoir operation and has an existing highway access. The Newington Farm complex adjoins the A49 on the approach to Craven Arms but is outside the 30mph urban speed restriction. If an extended area of ELR053 were developed then subject to the type and scale of the proposed uses it would be necessary to provide a more suitable highway access from the A49. This may need to be combined with appropriate extensions to the existing speed restrictions to improve highway safety along the A49.
Other critical infrastructure constraints¹	<p>Craven Arms Place Plan (2011 – 2012):</p> <p>9. <i>Upgrade to Sewage Treatment Works.</i> Shropshire Water Cycle Study identifies that the hydraulic capacity of the existing treatment works will be breached from 2015 to 2020 (APM6) due to increased demand. Although there is limited capacity at present, there are no known physical constraints to prevent additional capacity being provided.</p> <p>10. <i>Upgrade sewerage network.</i> Localised hydraulic restrictions in the sewerage network will affect development west of the railway line which passes through a sewer with a 1 year flooding event which needs</p>

	<p>increased capacity. Craven Arms Wastewater Treatment Works located 1.3km south of the village via a 600mm outfall sewer but is combined sewer over half the distance.</p> <p>11. <i>Discharge Restrictions to R Onny.</i> Issues around discharge requirements under the Habitat Regulations are being explored with Natural England and Environment Agency.</p> <p>12. <i>Craven Arms Electricity Reinforcement.</i> Planning permission with wayleaves are required for a 15km upgrade in the 33KV circuit from Ludlow to Craven Arms where new 33KV bay is required to upgrade the Craven Arms primary transformer to 15MVA (from 5 MVA).</p> <p>13. <i>Additional electricity reinforcement for employment land.</i> Infrastructure investment and developments should be assessed for additional employment allocations.</p> <p>14. <i>Highway and Transport Improvements for New Developments.</i> Including: junction capacity and safety, car and cycle parking, cycle and pedestrian facilities, bus stops / shelters and financial subsidy for improved bus services.</p> <p>15. <i>Medical centre provision.</i> Improve the range and capacity of local medical services including GP surgery, community nursing, preventative clinics including dental and other services.</p> <p>16. <i>Police station replacement.</i> Replace the existing station at the current site to improve services in relation to the scale of new housing in Craven Arms and south Shropshire.</p>
<p>Inherent landscape character ²</p>	<p>No site specific assessment of ELR053 has been undertaken but the general indication of sensitivity to development is moderate.</p> <p>A site assessment has been undertaken on land to the west of the A49 which indicates the following considerations and acknowledges that whilst an allocation for housing should not be permitted an allocation for employment use may be possible.</p> <p>Housing capacity low</p> <p>The area has no capacity for housing as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site.</p> <p>Employment capacity low</p> <p>The area has no capacity for employment use as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The listed lodge to the east appropriately forms the most northerly building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated there should be a strong tree screen alongside the A49 to act as a backcloth to the oak avenue, to complement the tree belt to the east and to indicate a transition to the rural landscape to the north. Any access road should be as close to existing development edge as possible without adversely affecting the setting of the nearby listed building.</p>
<p>Planning history or designations</p>	<ul style="list-style-type: none"> • Central and southern area of site identified for abattoir relocation (S9); • Northern area in of site is countryside (CS5) and eastern area in

	<p>environmental network along River Onny corridor (CS17);</p> <ul style="list-style-type: none"> • Outside of settlement boundary • East of site is within flood plain
Land ownership, land agreements and delivery statements	Promoted by Les Stephan Partnership for the landowner Euro Quality Lambs as the operator of the existing abattoir enterprise in Craven Arms.
Access to services/employment areas	ELR053E is a rural site on the edge of Craven Arms close to both Long Lane and the A49, Shrewsbury Road. The site also has reasonable access to other employment opportunities available at the Craven Arms Business Park and the established employment area on CRAV023 and to the services and facilities in the town along with the commercial offices in The Gateway on the site of the former livestock market on Corvedale Road.
Other constraints	Newington Farm complex accommodates Footpath 50 which must be maintained as a public right of way.
General site related benefits	
Transport and Highways related benefits	The provision of a suitable access into ELR053E could be secured from a new highway junction on the A49. The provision of a new access junction off the A49 could also be combined with speed restrictions to create a safer approach to Craven Arms and to also reduce traffic speeds along the A49 from the junctions serving Wistanstow and the Britpart campus to the north
Strategic fit	<p>The strategic fit of this land requires a judgement to be made about the contribution to Craven Arms and the setting of the town.</p> <p>In relation to the setting of the town, the advice received is that the area has limited capacity for development as it forms an important open approach to the town behind the avenue of oak trees. This is a distinctive and positive characteristic noticeable to travellers on the A49 and significantly enhances the settlement environs. The Grade II listed Lodge appropriately forms the most northerly residential building in the town. Whilst the character of Craven Arms appears to be linear ribbon development this is not positive and is not a characteristic that should be reinforced by development of the site. If the site is allocated the tree screen alongside the A49 should be protected and strengthened to complement the tree belt to the west. Any access road should be as close to existing development edge as possible without adversely affecting the setting of the nearby listed building.</p> <p>The Shropshire Employment Land Review identifies that in Craven Arms, an employment land shortage could be met through the allocation of either ELR053E or 'Land between A49 north and rail line, north of Long Lane'. Both sites require an access off the A49.</p> <p>ELR053E is partly brownfield, with an A49 frontage. A precedent for its use for employment is established in saved South Shropshire Local Plan (S9) and in former draft Craven Arms Area Action Plan, for the relocation of the abattoir in the town.</p> <p>The allocation in the South Shropshire Local Plan and Craven Arms Area Action Plan has not met the needs of Euro Quality Lambs and so the abattoir enterprise has not relocated during the seven years since the former Local Plan was adopted.</p> <p>The Inspector's conclusions on this allocation are generally supported but the recommended solution is not considered to be appropriate or viable. The SAMDev proposal for an Extended ELR053 would significantly increase the area of land proposed to be developed for the abattoir expansion and would also provide up to 2 ha for other industrial uses. This is considered to better satisfy the needs of Euro Quality Lambs, to more closely fit the employment needs of the town expressed by the Town Council and to more appropriately</p>

	support the growth strategy for Craven Arms.
Other relevant information	This land is expected to be available for development within 1-3 years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	This land may be affected by the potential archaeology of a Roman military site of at least Regional significance - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	<ul style="list-style-type: none"> • wood belt to be protected • Survey required for bats, newts & reptiles • Within environmental network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT - numerous mature parkland trees to boundaries and within site. Woodland trees along A49 to be protected by Woodland Tree Preservation Order (TPO) and field trees within parkland to be protected by Area TPO.
Environmental Health	n/a
Drainage: Watercourse flooding	Water course on site East of site is within flood plain Land accommodates estate drainage system from land to east which discharges into River Onny and any development of the land must continue to accommodate this discharge
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 50% <75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Geology has very low permeability and infiltration SUDS are likely to be less suitable
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • General principles were identified for the Craven Arms development strategy: • development must protect the landscape setting of the AONB • protect the character and setting of Clun Valley • protect elevated sites in town from visually intrusive development • protect agricultural land west of Watling Street within Sibdon Carwood Parish • recognise the presence of archaeological remains in and around the town • respect the character and setting of the extended Conservation Area in Newton • Development strategy should respect landscape, topography and biodiversity particularly in the following locations: • River Onny corridor and floodplain – to protect development from flood risk and to protect biodiversity especially as corridor for otters and water voles • The Rough – east of the River Onny forming an important amenity space and part of footpath network also used by visitors and tourists • Trumpy Field – accommodates important Bronze Age burial mound designated as Scheduled Ancient Monument south of Clun Road • Onny Meadow – adjoins Discovery Centre in Newton as important recreational
--	---

	<p>and ecological asset</p> <ul style="list-style-type: none"> • Tanglewood Farm & New Holding – protect ecological value of local environmental features including streams and ponds • Watling Street – protect route and archaeology of Roman Road. • Potential locations for development around the town include: • land at Newington Farm and south of The Grove • land west of Craven Arms with potential for upgrade to Watling Street • land around existing industrial estates in north of town between Watling Street and town centre • land north of town is favoured by Town Council and land beyond Long Lane should be used for employment development
<p>Statutory bodies responses to date</p>	

Site Assessment Summary

ELR053E is a large, greenfield area to the north of the town comprising agricultural land with a significant and mature tree cover. The land also comprises brownfield land at the Newington Farm complex which is completely contained within the woodland frontage of the A49, Shrewsbury Road and the route of the River Onny with its significant floodplain. Newington Farm complex and the land to the north is used by the abattoir enterprise for overnight / weekend livestock storage / lairage.

The Stage 2a assessment (sustainability appraisal) indicates the land has moderate landscape sensitivity to development as it lies outside the built area of the town and is visible to views from the AONB to the east. The site is also within 500m of the Ancient Woodland at Berry Mill Wood to the north of Craven Arms close to The Grove and the site is close to Scheduled Ancient Monument 1010319 (Bronze Age burial mound). ELR053E directly adjoins the A49, Shrewsbury Road but there is no existing access except for the farm access into the Newington Farm complex and a field access opposite the Cheney Longville junction to the north which is heavily screened by trees. Physical proximity to the town provides reasonable access to local services along the A49 and to local employment areas. There is also access to the local Waste Transfer Station which is considered to be an important facility. An area of the land is elevated in the local landscape and the significant floodplain to the River Onny is clearly marked and contained by changes in land levels enabling the floodplain to be excluded from the potential development land. There is still a need to investigate the risk of groundwater and surface water flood risk on the elevated, developable land. The sustainability of the site is therefore judged to be fair.

The Stage 2b assessment presents the following considerations: ELR053E is within the Mineral Safeguarding Area but this only forms a narrow seam close to the A49. The land has a mixed agricultural quality but the more significant qualities of the site relate to the flood storage capacity of the deeply incised floodplain valley on the eastern area of the site and the need for further investigation of localised flood risk on the elevated areas of the site. The land is also significant for its potential (but limited) archaeology and its woodland / field tree cover which forms a parkland landscape visible from the AONB and other rights of way. The parkland landscape also provides important habitat and contributes to local biodiversity. Although no specific landscape assessment has been done on the land, other assessments in the locality suggest that the capacity of the land for development may be limited but it is accepted that the land could be allocated for development. ELR053E is also affected by the need for strategic infrastructure investment in the town and the provision of access and services to this land. However, part of ELR053E has previously been allocated for

employment development to accommodate the relocation and expansion of the abattoir operation from within the town. ELR053E adjoins the built edge of Craven Arms, is served by the A49 and is close to existing employment locations, facilities and services. The soundness of developing ELR053E to accommodate an expanded abattoir with some additional employment development merits further investigation to satisfy the needs of Euro Quality Lambs, the employment needs of the town as expressed by the Town Council and to support the growth strategy for Craven Arms.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<p>The development of ELR053E would require:</p> <ul style="list-style-type: none"> • a suitable and safe highway junction from the A49 into the developed area of land • an assessment of the suitability of existing speed restrictions around the A49 junctions serving Wistanstow / The Grove (Britpart) and Cheney Longville and along the avenue approach into Craven Arms • protection of the extensive floodplain to the River Onny which also serves Quinny Brook and Byne Brook but allowing for summer lairage within the floodplain • protection of tree cover both within the woodland frontage along the A49 and for the field trees located within the woodland pasture of The Grove parkland to also protect important habitat and biodiversity • estate drainage system will need to be culverted to protect discharge into the River Onny • Investigate the local geology to assess the risk of groundwater flooding. • Development will need to form a campus style layout with adequate protection to existing tree cover and to landscape the development to public viewpoints from within the surrounding landscape including the Shropshire Hills AONB

Notes for Stage 2b assessment

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.