

Submission: Ludlow**Stage 1 Assessment:****Summary Sheet: Stage 1 Assessment Housing****Settlement: Ludlow**

Site Ref	Site Name	Stage 2	Comments
LUD001	Elm Lodge, Fishmore	Yes	
LUD002	Land adj. Green Acres Ludlow	Yes	LUD002/LUD015 combined in 2b
LUD003	Foldgate Lane	No	Already developed
LUD004	Lower Barns Farm south of Ludlow	Yes	LUD004/LUD013 combined in 2b
LUD005	21 New Street (NB not 20)	No	Site too small and not promoted
LUD006	Hall opposite 2 Julian Road	No	Site too small and not promoted
LUD007	The Gospel Hall, Clee View	No	Site too small and not promoted
LUD008	Bus depot at Fishmore Road	No	Existing permission
LUD009	Land adj. to Cold Weston Drive	No	Existing permission and not promoted
LUD010	Land at west of Overton Road	No	Site is not currently promoted
LUD011	Land at Ludlow to north of by-pass	No	Site is not currently promoted
LUD012	Sheep Sales Field Linney	Yes	
LUD012a	Sheep Sales Field Linney	No	Site too small
LUD013	Lower Barns Farm adj. B4361	Yes	LUD004/LUD013 combined in 2b
LUD014	South of Eco park The Sheet	Yes	Site inclusive of ELR058
LUD015	Foldgate	Yes	LUD002/LUD015 combined in 2b
LUD016	Adj. Spring Cottage Steventon	No	Not well related to current development boundary
LUD017	South of Rocks Green	Yes	Site inclusive of ELR062
LUD018	Fishmore Road	No	Site is not currently promoted
LUD019	Rocks Green	Yes	Site inclusive of ELR063
LUD020	Lloyds of Ludlow Corve Street	No	Site is not currently promoted
LUD021	Castle Garage, Corve Street	No	Existing permission
LUD022	Morris Bufton Galdeford	Yes	Existing allocation for mixed use in current Local Plan
LUD023	BT Lower Galdeford	No	Site is not currently promoted
LUD024	Land at Weeping Cross Lane	No	Site is not currently promoted
LUD025	Temeside/Weeping Cross Lane	No	Site is not currently promoted
LUD027	Land rear of Steventon New Road	No	Site is not currently promoted
LUD028	Land off Fishmore Road	No	Site is not currently promoted
LUD029	Land at Burway Lane	Yes	

Submission: Ludlow

Site Ref	Site Name	Stage 2	Comments
LUD030/09	Land at Burway Farm	Yes	
LUD031/10	Land adj. to Castle Meadow The Linney	No	Site too small
LUD032	Ludlow Town Football Club	Yes	
LUD033	Land north east of Bromfield Road	Yes	
LUD034	Land east of Rural Enterprise Centre	Yes	
LUD035	Land north of Ledwyche Grove	No	Not well related to the existing development at the Eco Park or current development boundary. Ledwyche Brook Wildlife Site towards east of site
LUD036	Land at Rock Farm	Yes	
LUD037	Land at Coronation Avenue/Bromfield Road	Yes	
LUD038	Current hospital site	Yes	

Employment

Site Ref	Site Name	Stage 2	Comments
ELR058	Land south of Ludlow Eco Park, Sheet Rd	Yes	
ELR059	Land east of Ludlow Eco Park, Sheet Rd	Yes	
ELR060	Land north of Ludlow Eco Park, Sheet Rd	Yes	
ELR061	Land north of Foldgate Lane	Yes	
ELR062	Land south of Rocks Green (A4117) adj. A49 bypass	Yes	
ELR063	Land north of Rocks Green (A4117) adj. A49 bypass	Yes	

Submission: Ludlow

Stage 1 Site Assessment

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD001		Site Name: Elm Lodge, Fishmore	
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	Site is north of current development boundary, adjoining the A49.
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	Area in Flood Zone 3 is about 1.7 Ha in flood zone (total site over 5 Ha)
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD002		Site Name: Land adj. Green Acres	
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	Site adjoins 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 is promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD003		Site Name: Foldgate 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	Y	Permission for care home (10/04376/FUL) and employment uses (06/17896/FUL)
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	Wholly within the settlement.
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 is promoted

Recommendation: Do not progress to Stage 2 assessment as already developed

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD004		Site Name: Lower Barns Farm, South of Ludlow	
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	Employment use completed at southern edge but only a limited portion of the overall site.
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	Northern boundary of the site runs parallel to southern edge of existing development boundary (a distances varying between 50-100m)
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 is promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD005		Site Name: 21 New Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.0627 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	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as too small and not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD006		Site Name: Hall Opposite 2 Julian Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.040 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	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as too small and not promoted

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD007		Site Name: The Gospel Hall, Clee View	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.095 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	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as too small and not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD008		Site Name: Bus depot at Fishmore 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	Y	Permission for 94houses (SS2008/20514). Allocated in current Local Plan.
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	Site partially within a RIGS, towards north eastern edge but does not preclude development on the remainder of the site.
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 is promoted

Recommendation: Do not progress to Stage 2 assessment as has existing permission

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD009		Site Name: Land adj. Cold Weston Drive	
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	Y	Existing permission for 10 dwellings (10/00717/OUT)
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	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as already developed and not promoted

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD010		Site Name:	
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	Site is contiguous with sites adjoining the 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	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD011		Site Name: Land at Ludlow to north of bypass	
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	Site lies north of current development boundary (around 40m)
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	Significant area of site is within Flood Zone 3 but total site area at 16Ha is such that a large proportion of the site could still be developable.
9	Site not currently promoted ¹	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD012		Site Name: Sheep Sales Field Linney	
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	Site adjoins 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	Large of proportion is within Flood Zone 3.
9	Site not currently promoted ¹	N	Currently promoted

Recommendation: progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD012a		Site Name: Sheep Sales Field Linney	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.08 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 current development boundary at south eastern corner.
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	Site is within Flood Zone 1. Land agent has demonstrated with EA agreement the land does not fall in Flood Zone 3.
9	Site not currently promoted ¹	N	Currently promoted

Recommendation: Do not progress to Stage 2 assessment as site too small

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD013		Site Name: Lower Barns Farm adj. B4361	
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	Site is contiguous with site running parallel to the 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 is promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD014		Site Name: South of Eco Park, The Sheet	
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	Site lies east of the A49 and western edge runs parallel to current 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 is promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD015		Site Name: Foldgate	
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	Site Adjacent to current boundary at north eastern corner and is contiguous with a site which is directly adjacent 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: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD016		Site Name: Adjacent Spring Cottage, Steventon	
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 not well related to current development boundary (Around 600m south of 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 is promoted

Recommendation: Do not progress to Stage 2 assessment as not well related to development boundary

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD017		Site Name: South of Rocks Green	
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	Site is on the eastern side of the A49.
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: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD018		Site Name: Fishmore 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.	N	Site north of the A49 on northern edge of 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	South east corner of the site is partially within Flood Zone 3
9	Site not currently promoted ¹	Y	Site is not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD019		Site Name: Rocks Green	
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	Site north of the A49 on northern edge of 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 is promoted. Employment Land Review Site- possible employment use

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD020		Site Name: Lloyds of Ludlow Corve street	
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	Part of site (redundant storage building) has been converted to brewery. Majority of site is still potentially available.
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	Wholly within the settlement.
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	Y	Site not promoted

Recommendation: Do **not** Progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD021		Site Name: Castle Garage, Corve Street	
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	Y	Site has permission for 14 dwellings and commercial block
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	Wholly within the settlement.
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	Y	Not currently promoted

Recommendation: Do not progress to Stage 2 assessment as already being developed and not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD022		Site Name: Morris Bufton, Galdeford	
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	Wholly within the settlement.
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	Existing mix use allocation with development brief

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD023		Site Name: BT Lower Galdeford	
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	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not currently promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD024		Site Name: Land at Weeping Cross 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.	N	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD025		Site Name: Temeside/Weeping Cross 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.	N	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD027		Site Name: Land rear of Steventon New 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.	N	Wholly within the settlement.
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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD028		Site Name: Land off Fishmore 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.	N	Site lies north of A49 with southern tip around 60m from current 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	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment as not promoted

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD029		Site Name: Land at Burway 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.	N	Directly adjacent 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 is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD030/09		Site Name: Land at Burway 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.	N	Contiguous with a site which is directly adjacent to current development boundary. Site is around 100m to 150m from existing boundary with Football Club in between.
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 is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD031/10		Site Name: Land adjacent to Castle Meadow, The Linney	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site is below 0.2 Ha (0.076 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	Adjoins the 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	Flood Zone 3 on the northern edge of the site
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 is currently promoted

Recommendation: Do not progress to Stage 2 assessment as too small

Submission: Ludlow

Stage 1 Site Assessment: *Ludlow*

Site ref: LUD032		Site Name: Ludlow Town Football Club	
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	Site is contiguous with current 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 is currently promoted (at Issues and Options)

Recommendation: Progress to Stage 2 assessment.

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD033		Site Name: Land north east of Bromfield 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.	N	Site adjoins 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 is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD034		Site Name: Land east of Eco Park	
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	Well related to the existing development at the Eco Park and adjoins A49 Identified as ELR site.
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 is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD035		Site Name: Land north of Ledwyche Grove	
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	Not well related to the existing development at the Eco Park or 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	Ledwyche Brook Wildlife Site towards east of site
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 around Ledwyche Brook is towards north and east of the site
9	Site not currently promoted ¹	N	Site is currently promoted

Recommendation: Do not progress to Stage 2 assessment as not well related to development boundary

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD036		Site Name: Land at Rock 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.	N	Well related to the existing development at the Eco Park. East of bypass which is adjacent to the current boundary. Part of ELR site
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 is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: LUD037		Site Name: Land at Coronation Avenue/Bromfield 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.	N	Within 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	Partially on the eastern edge of the site
9	Site not currently promoted ¹	N	Site is currently promoted

Recommendation: Progress to Stage 2 assessment

Submission: Ludlow

Site ref: LUD0038sd		Site Name: Current hospital site	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.22ha
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	Wholly within the settlement 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	

Recommendation: Site progressed to Stage 2 assessment

Note 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

Submission: Ludlow

Stage 1 Site Assessment: Ludlow

Site ref: ELR058 (LUD014)		Site Name: Land south of Ludlow Eco Park, Sheet Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Stage 1 Site Assessment: Ludlow

Site ref: ELR059 (LUD034)		Site Name: Land east of Ludlow Eco Park, Sheet Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2

Submission: Ludlow**Stage 1 Site Assessment: Ludlow**

Site ref: ELR60 (<i>part of LUD036</i>)		Site Name: Land north of Ludlow Eco Park, A49 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2
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Stage 1 Site Assessment: Ludlow

Site ref: ELR061 (<i>LUD002</i>)		Site Name: Land north of Foldgate Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2
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Submission: Ludlow**Stage 1 Site Assessment: Ludlow**

Site ref: ELR062 (<i>LUD017</i>)		Site Name: Land south of Rocks Green (A4117) adj. A49 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2
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Stage 1 Site Assessment: Ludlow

Site ref: ELR063 (<i>LUD019</i>)		Site Name: Land north of Rocks Green (A4117) adj. A49 bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	

Recommendation: Progress to Stage 2
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Submission: Ludlow

Stage 2 Assessment:

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD001		Site Name: Elm Lodge, Fishmore		
	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:			Site is on a golf course
	▪ 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	-	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	

Submission: Ludlow

Site ref: LUD001		Site Name: Elm Lodge, Fishmore		
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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD002 (ELR061)		Site Name: Land adj. Green Acres Ludlow		
	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	-	0	Landscape sensitivity study: medium
	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	

Submission: Ludlow

Site ref: LUD002 (ELR061)		Site Name: Land adj. Green Acres Ludlow		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	+	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD004		Site Name: Lower Barns Farm south of Ludlow		
	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	-	0	Landscape sensitivity study: high/medium (north western sector of site assessed)
	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 a Conservation Area	- -/0	0	

Submission: Ludlow

Site ref: LUD004		Site Name: Lower Barns Farm south of Ludlow		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Site within 500m of SSSI; within 50m of Regionally Important Geological Site; within 250m of Wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Flood Zones 2 and 3 on eastern edge
	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	+	Previous infill (1840-1897)

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD0012		Site Name: Sheep Sale Field Linney		
	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:			Only part of site within 480m of natural and semi-natural open space.
	▪ 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	Not assessed
	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	-	Part of site within 300m of SAM
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	-	Within Conservation Area

Submission: Ludlow

Site ref: LUD0012		Site Name: Sheep Sale Field Linney		
	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	-	Within Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within SSSI 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	-	-	Half the site is in Flood Zone 3 or 2
	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	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD013		Site Name: Lower Barns Farm adj. B4361		
	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	-	0	Landscape sensitivity study: high/medium
	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	

Submission: Ludlow

Site ref: LUD013		Site Name: Lower Barns Farm adj. B4361		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Site within 500m of SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	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	Within 250m of existing waste management operation.
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	+	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD014/ELR058		Site Name: South of Eco park The Sheet		
	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:			Within 480m of a children's play area
	▪ 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	-	0	Landscape sensitivity study: medium
	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	

Submission: Ludlow

Site ref: LUD014/ELR058		Site Name: South of Eco park The Sheet		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD015		Site Name: Foldgate		
	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	-	0	Landscape sensitivity study: medium
	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	

Submission: Ludlow

Site ref: LUD015		Site Name: Foldgate		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of River Teme SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	One TPO on eastern boundary edge
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	+	Two previous infill sites

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD017 (ELR062)		Site Name: South of Rocks Green		
	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	-	0	Landscape sensitivity study: medium
	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	

Submission: Ludlow

Site ref: LUD017 (ELR062)		Site Name: South of Rocks Green		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD019 (ELR063)		Site Name: Rocks Green		
	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	-	0	Landscape sensitivity study: medium
	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	

Submission: Ludlow

Site ref: LUD019 (ELR063)		Site Name: Rocks Green		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD022		Site Name: Morris Bufton Galdeford		
	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	-	+	Urban 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	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Submission: Ludlow

Site ref: LUD022		Site Name: Morris Bufton Galdeford		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	
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	+	Part of site used for repairing agricultural machinery may be contaminated.

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD029		Site Name: Land at Burway 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	-/+	+	
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	-	+	
	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	

Submission: Ludlow

Site ref: LUD029		Site Name: Land at Burway Lane		
	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 a Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD030/09		Site Name: Land at Burway 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	-/+	+	
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	-	+	
	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	

Submission: Ludlow

Site ref: LUD030/09		Site Name: Land at Burway Farm		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of SSSI buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD032		Site Name: Ludlow Town Football Club		
	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	-	+	
	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	

Submission: Ludlow

Site ref: LUD032		Site Name: Ludlow Town Football Club		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of SSSI buffer
8	Tree Preservation Order (either single or group) within site the boundary	-/0	-	Small area of south covered by a group of trees with TPO
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD033		Site Name: Land north east of Bromfield 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	-/+	+	
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	-	+	
	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	

Submission: Ludlow

Site ref: LUD033		Site Name: Land north east of Bromfield Road		
	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 site within 300m of a Conservation area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of previous landfill 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	Crosses railway line

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD034/ELR059		Site Name: Land east of Rural Enterprise Centre		
	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	-	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	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Submission: Ludlow

Site ref: LUD034/ELR059		Site Name: Land east of Rural Enterprise Centre		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 250m of Wildlife Site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD036		Site Name: Land at Rock 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	-/+	+	
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	-	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	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Submission: Ludlow

Site ref: LUD036		Site Name: Land at Rock Farm		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of current waste management operation
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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD037		Site Name: Land at Coronation Drive/Bromfield 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	-/+	+	
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	-	+	Urban 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 a Conservation Area	- -/0	0	

Submission: Ludlow

Site ref: LUD037		Site Name: Land at Coronation Drive/Bromfield Road		
	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	-	Adjoins Conservation Area
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within 500m of River Teme SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Small part within Flood Zone 3 but most in 2 or 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	Urban
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of previous landfill 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	

Submission: Ludlow

Site Assessment: Stage 2a

Settlement: Ludlow

Site ref: LUD0038sd		Site Name: Current Hospital Site		
	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:			Only part of site within 480m of children's play and young people's recreational facilities.
	▪ 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	Not assessed
	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	

Submission: Ludlow

Site ref: LUD0038sd		Site Name: Current Hospital Site		
	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	-	Within 300m of 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	
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	
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	

Submission: Ludlow

Site Assessment: Stage 2a Employment

Settlement: Ludlow

Site ref: ELR060 (part of LUD036)		Site Name: Land north of Ludlow Eco Park, A49 bypass, Ludlow		
	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	-/+	+	Not eastern side of site
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:			an area of natural and semi-natural open space only western edge. an amenity green-space under 50% a children's play area over 50%
	▪ 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	
	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	

Submission: Ludlow

Site ref: ELR060 (part of LUD036)		Site Name: Land north of Ludlow Eco Park, A49 bypass, Ludlow		
	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	But possible 3-4 individual TPOs southern edge
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 2
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Coder Rd
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	

Submission: Ludlow

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

Submission: Ludlow

Site Ref: LUD001	Site Name: Elm Lodge, Fishmore
Size (ha)	5.4 overall but due to flood risk around 3.5 ha likely to be developable
Indicative capacity	88
General location	North of the A49 bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The vast majority of the site is within a Mineral Safeguarding Area
Current use	Mix of existing uses: primarily golf course, holiday accommodation,
Topography	Undulating with slope to the river in the West
Adjoining land uses and boundary features	Primarily agricultural uses surround the site to north, east and west. The River Corve provides immediate boundary to the West. Some commercial development immediately adjoins the site to the east. The A49 provides the southern boundary with extensive screening.
Local highway capacity/ constraints	Access available.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Sits amongst predominantly agricultural lands with moderate landscape sensitivity. The site is mainly comprised of a mainly level, wooded nine hole golf course with a number of trees. The site adjoins a large commercial building immediately to the west. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	No significant planning history. Planning history relates to leisure uses.
Land ownership, land agreements and delivery statements	Believed to be in single ownership. Promoted by agent.
Access to services/employment areas	The site sits on northern edge of the town with major employment areas on the south east of Ludlow. Lies outside of walking distance for primary schools and town centre facilities.
Other constraints	Around 1.5 Ha of land to the east of the site is within Flood Zone 3.
General site related benefits	Site promoter provides no further information other than suggesting potential benefits of a mix of uses on the site.
Transport and Highways related benefits	None identified.
Strategic fit	Site does not present a strategic direction for significant housing development.

Submission: Ludlow

Other relevant information	No further information submitted by site promoter.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected Species: Pond on site and Great Crested Newts records within 500m. Possible bats, reptiles and Great Crested Newts. Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint. Small number of significant trees on site with hedgerows and trees on boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	27.3% of site is within Flood Zone 3
Drainage: Surface water flooding	18.52% in intermediate zone and 16.11% in more zone (highest susceptibility) for surface water flooding. 1.11% of site with 1/200 year flood event (lower probability) deep surface water flooding.
Drainage: Groundwater flooding	More than 25% but less than 50% of the site at risk of groundwater flooding.
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received
Environment Agency	Only part of the site is covered by detailed modelling the rest of it is generalised. Further assessment/modelling would be needed to support any allocation.

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>Ludlow TC: consider this to be unsuitable leisure land</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site is located north of the A49 bypass with access via Fishmore Road and is fairly isolated from the existing built area of the town. In Stage 2a the site scored well for proximity to bus stops and for proximity to amenity green space and children's play area. It scored negatively due to its proximity to primary school, and remaining amenities. It also scored negatively for being partly located on Flood Zone 3 and for containing higher quality agricultural land. Overall, the site scores fairly to poorly in sustainability terms.

The site is isolated from the town to the north of Ludlow A49 bypass. It is currently primarily in use as a golf course within a predominantly agricultural landscape with some screening from trees to the west and the south. Flood risk is a constraint with around 1.5 Ha of the western edge of the site

Submission: Ludlow

within Flood Zone 3. The assessment highlights there are known records of Great Crested Newts in the vicinity. The promoter has suggested a mix of uses on the site, primarily focussed on leisure uses. The site is not considered a realistic site for a housing allocation in the SAMDev Preferred Options.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Submission: Ludlow

Site Ref: LUD002 / LUD015	Site Name: Land adj. Green Acres Ludlow / Foldgate Promoted as single site excluding Foldgate Farm house off Foldgate lane
Size (ha)	LUD002: 3.9 ha LUD015: 14.84 ha
Indicative capacity	LUD002: 100 LUD015: 296 Site promoter suggests around 250 in the site as a whole
General location	South east Ludlow south of Greenacres. The site sits between the railway line and the A49.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural use
Topography	Undulating with slope up to Foldgate Lane. Slopes steeply from plateau around Foldgate Lane down to the north and to the south and slopes from A49 in east to the west at south of site. The site has some local views into the historic town centre at the highest points.
Adjoining land uses and boundary features	Railway line to the West and A49 boundary to the east. Area of land with employment/residential home commitments to the east including Travelodge and supermarket.
Local highway capacity/ constraints	Access via Foldgate Lane would need upgrading.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Landscape Sensitivity and Housing Capacity: Medium. Consists of pastures on sloping valley side. Mature trees along the lane and bypass edge provide some enclosure. Northern area is fairly enclosed by mature trees and sloping from north to south. It has some capacity for housing. The housing estate to the north provides a linear edge on the northern boundary. South of Foldgate lane the site slopes from northern area around listed building southwards and from the A49 to the west in the southern area. The site has some capacity for housing north of the lane. To the south of the lane the land has no capacity as it provides a setting for the Conservation area, Foldgate house, and because it forms part of the rural approach to the town.
Planning history or designations	No planning history. To the east of the site a mix of commercial uses have been developed (under refs: SS1/04/16275/O; SS/1/06/18501/F; SS/1/06/17896/F) including a residential care home (ref: 10/04376/FUL).

Submission: Ludlow

Land ownership, land agreements and delivery statements	In single ownership. Of the combined site the promoter information has indicated that Foldgate House and immediate surrounding area is not part of the site being promoted.
Access to services/employment areas	Near to supermarket and employment at Eco Park and Ludlow Business Park. Promoter suggest link possible through Greenacres for pedestrian/cycle access. Pedestrian access to the Town Centre via Steventon Road.
Other constraints	Foldgate Lane would need to be upgraded if to be used as a primary access point. Promoter has suggested possible access onto A49 and letter from Highways Agency says that in principle that access is acceptable although significant costs of enabling access is highlighted by the HA. Elan Valley pipeline runs from West to East in southern half of the site. The promoter has provided an indicative layout which suggests an informal agreement with STW about easement. Some local electricity pylons. A public right of way at the southern edge of LUD015.
General site related benefits	Promoter suggests site will provide two park areas.
Transport and Highways related benefits	None identified.
Strategic fit	Although located within the bypass opposition raised by Ludford Parish Council and Ludlow Town Council to this site coming forward.
Other relevant information	The promoter has provided an indicative masterplan and supplementary information to inform deliverability including Access and Transport assessment, Extended Phase 1 habitat survey, utilities assessments and letter from HA agreeing principle to potential access from the A49. The masterplan includes options for phasing of the site in two phases: the first phase includes 200 dwellings with a second phase of 50 dwellings. LUD002 is included in the Employment Land Review.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	LUD002: Protected Species: Possible bats, reptiles. Extended Phase 1 required (An Extended Phase 1 Study has been completed) Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC LUD015: Protected Species: adj to known Slow worm records; Possible bats, reptiles. Extended Phase 1 required (An Extended Phase 1 Study has been completed). Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	LUD002: Trees and hedgerows will be a limiting constraint. Small number of significant trees on site with hedgerows and trees on boundary. LUD015: Trees and hedgerows will be a limiting constraint. One or two significant trees on site and in boundary hedges
Environmental Health	No comments received.
Drainage: Watercourse flooding	LUD002: 3 flood forum records (records of flooding by members of the public). A watercourse is within the site boundary which would require modelling. LUD015: Low flood risk (1 flood forum records). A watercourse is within the site boundary which would require modelling.
Drainage: Surface water flooding	LUD002: 0.77% of site in Intermediate zone for surface water flooding; 0.51% of site in More zone (highest susceptibility) for surface water flooding; 0.26 of % site in 30-year Deep zone for surface water flooding; 0.77% of site in 200-year Deep zone for surface water flooding

Submission: Ludlow

	LUD015: 1.41 % of site in Intermediate zone for surface water flooding and 0.54% site in More zone for surface water flooding
Drainage: Groundwater flooding	LUD002: Less than 25% site susceptible to groundwater flooding LUD015: Moderate risk. More than 25% but less than 50% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	Watercourse starts within site boundary. Flood risk can be appropriately managed.

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>Ludford PC and Ludlow TC: strong views opposing development in the Foldgate Lane area.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

LUD002 and LUD015 together form this site with undulating and sloping topography. The site is south of Ludlow bounded by the Greenacres estate to the North, and well contained within the A49 to the east and railway line to the west. Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being with lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation area and River Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School and remaining open space amenities. Overall, the site scores fairly in sustainability terms.

Although within the bypass, more detailed assessment shows that the site has significantly undulating and sloping topography and plays a role as the remaining area of open land between the River Teme and the bypass. Although, there are some constraints in terms of local electricity lines and the Elan Valley aqueduct which runs from east to west in the southern half of the site and the promoter provides to overcome these issues. Also, to enable development significant improvements to access would be required as Foldgate Lane is not suitable access for development in the area. At Issues and Options stage Ludford Parish Council and Ludlow Town Council expressed significant community opposition against inclusion of the site in the SAMDev Plan valuing the site for its amenity value and informal recreational purposes and for concern over access. The site is considered to be a realistic option in the SAMDev Plan, with mitigation measures on specific landscape impacts and achieving suitable access, but not a preferred option.

Conclusion

Potential windfall site	No
Realistic site	Yes

Submission: Ludlow

Recommendation

Preferred option	No
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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.

Submission: Ludlow

Site Ref: LUD004 Site Ref: LUD013	Site Name: Lower Barns Farm south of Ludlow Site Name: Lower Barns Farm adj. B4361
Size (ha)	LUD004: 62.7 LUD013: 24.1
Indicative capacity	LUD004: 1254 LUD013: 480 (promoter suggests 722 houses and 20 acres/9 ha employment land)
General location	Land is south of River Teme on Ludford side of the Ludford Bridge, east of Overton Road.
Brownfield or Greenfield	Predominantly Greenfield. Some Brownfield in south eastern corner.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding Area for superficial sand and gravel
Current use	Agricultural use with small amount of industrial use to South East
Topography	Undulating with slope rising to Overton Road in the west
Adjoining land uses and boundary features	Bounded by trees to the north between the site and River Teme. To the east the River provides the boundary with some trees. Sewage works to the very southern tip of the boundary. To the west the predominant use is agriculture small village of Ludford, a collection of large residential properties screened by trees. The west is bounded by mature trees and the B4361 (Overton Road).
Local highway capacity/ constraints	Current access point would need improvements and the access road not suitable. Would require access to Overton Road and new bridge road. Capacity of Ludford bridge is a constraint.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Gently sloping arable land. The area is overlooked by houses in the Conservation Area to the east in full view of the railway line to the east and by other parts of the settlement at a distance. Overall the area forms part of the essentially rural countryside south and west of the River Teme acting as a low key attractive backcloth to the river and Conservation Area. The western area consists of low lying arable fields on a gently undulating valley floor with steeper slopes to the West. Mixed hedges and trees form part of the boundary with Overton Road. Site forms part of the unspoilt southern approach to the town and has views to Ludford House, Ludford Bridge and historic town centre. Landscape sensitivity high/medium Housing capacity: low (study covers majority of the site)
Planning history or designations	Only planning history is contained within business park in the south east of the site at Lower Barns Farm. The site was subject to policy S13: Protection of the setting of Historic Ludlow in the SSLP.

Submission: Ludlow

Land ownership, land agreements and delivery statements	Promoter material suggests in single ownership.
Access to services/employment areas	The site is removed from services within the town centre or major areas of employment within the town due to current access across the River Teme. Although the site is within the ten minute walk time buffer for most open space typologies, bus stop and primary school access to this would have to be via Overton Road and over Ludford Bridge (which reduces proximity).
Other constraints	Elan Valley water supply pipe runs from west to east across the site.
General site related benefits	The promoter states the possibility to develop a bridge over the River Teme to connect to the south of the town should the site come forward.
Transport and Highways related benefits	The promoter states the intention to develop a bridge over the River Teme to connect to the site to the south of the town and relieve traffic issues on Ludford Bridge should the site come forward.
Strategic fit	In terms of housing numbers the site, taken as a whole, potentially provides much more than the 'Preferred Option' housing numbers for Ludlow over the plan period.
Other relevant information	LUD004 and LUD013 have been promoted as single site. The promoter has provided an indicative layout of potential development of the site. Indicative layout identifies comprehensive scheme including site for hospital (layout submitted prior to hospital permission), residential home, housing and employment and open parkland.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	LUD004: Field immediately north of Lower Barns House contains below ground archaeological remains of a Bronze Age funerary monument and a prehistoric enclosure of likely regional significance. LUD013: No comments received
Biodiversity	Designations: Adj to River Teme SSSI Protected Species: adj to known otter records. Possible bats, water voles, reptiles, otter, great crested newt as pond with 100m. Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	LUD004: Trees and hedgerows will be a limiting constraint. Small number of significant trees on site with hedgerows and trees on boundary. LUD013: Trees will be a minor constraint. Mature clumps of woodland on the high ground on south and east boundaries
Environmental Health	No comments received.
Drainage: Watercourse flooding	LUD004: 1.39% of the site is within Flood Zone 3a (around River Teme). LUD013: Negligible risk. Watercourse on site but no flood records
Drainage: Surface water flooding	LUD004: 6.68 % site in Intermediate zone for surface water flooding and 1.05% site in More zone for surface water flooding. 1.60 % site in 200-year (lowest probability) Shallow zone for surface water flooding LUD013: 4.56% of site in area susceptible to 1/200 shallow zone for flooding
Drainage: Groundwater flooding	LUD004 and LUD013: More than 25% less than 50%.
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received at this stage
Environment Agency	LUD004: Flood risk issues can be appropriately managed.

Submission: Ludlow

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>Ludford Parish Council and Ludlow Town Council raise significant concerns of development in terms of impact regarding the southern approach to the town and limited capacity of Ludford Bridge.</p>
Statutory bodies responses to date	<p>English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.</p>

Site Assessment Summary

LUD004 and LUD013 together form a large site to the south of Ludlow, which sits between Overton Road and the River Teme. Stage 2a scored the site positively on proximity to bus stops, primary school and open space but with proximity dependent on access via new bridge. It scored negatively by being within the buffers of a designated habitat, Scheduled Ancient Monument, conservation area and an existing waste management operation and for a small proportion of the site being within Flood Zone 3. Overall, the site scores poorly in sustainability terms.

The promoter suggests the site has the potential to develop a significant amount of housing which is well in excess of the emerging housing target for the town. The promotional information has indicated provision of a new road access via a bridge over the Teme to Temeside and this access is realistically the only viable option to bring this site forward due to capacity constraints over Ludford Bridge but viability is dependent on the whole site. The landscape sensitivity study identifies high/medium landscape sensitivity for the area due to the setting of the town on the unspoilt approach and low capacity for housing. Consultation responses at Issues and Options identify significant local opposition. The site is not considered to be a realistic option for inclusion as a preferred option in the SAMDev Plan.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD012	Site Name: Sheep Sale Field Linney
Size (ha)	0.4
Indicative capacity	Some limited capacity to the east of the site (road frontage) avoiding area of highest flood risk
General location	Situated north of the town centre at the Linney
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Open grass land
Topography	Slight slope from road at east of site to the west
Adjoining land uses and boundary features	Small brick barn in south eastern corner, trees and hedgerows to the southern boundary and hedgerow to the northern boundary. Adjoins low density residential development to south and east.
Local highway capacity/ constraints	Access acceptable subject to appropriate design
Other critical infrastructure constraints¹	- Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken.
Inherent landscape character²	The land is pasture. Small brick barn in south eastern corner, trees and hedgerows to the southern boundary and hedgerow to the northern boundary. Adjoins low density residential development to south and east. Not covered in South Shropshire Landscape Sensitivity Study. Not covered in South Shropshire Landscape Sensitivity Study.
Planning history or designations	SS/1/03/15008/O outline permission for two dwellings refused
Land ownership, land agreements and delivery statements	In single ownership
Access to services/employment areas	Close to facilities in the town centre
Other constraints	Significant flood risk. Within Conservation Area.
General site related benefits	None identified
Strategic fit	Small site adjoining existing development boundary
Other relevant information	FRA on most of the site submitted by promoter.

Comments from internal consultees	
Heritage	Within Conservation Area. Site also falls within medieval core of the town - archaeological assessment and evaluation necessary prior to submission.

Submission: Ludlow

Biodiversity	Possible bats, reptiles. Extended phase one required. Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint
Public Protection	No comments for this site
Drainage: Watercourse flooding	Risk of watercourse flooding on this site. 2 Flood Forum records 61% of site in Flood Zone 2, 38% in Flood Zone 3a
Drainage: Surface water flooding	No known surface water flood risk.
Drainage: Groundwater flooding	Between 50% and 75% of site susceptible to groundwater flooding.
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments for this site

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town.
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and four of the five amenities and facilities. It is negative for access to a primary school, a young person's recreational facility, location within a Conservation Area, proximity to both a Scheduled Ancient Monument and a SSSI and part of the site is at risk of flooding. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The site only has potential for very limited development avoiding the significant areas of highest flood risk identified on the generalised flood zone mapping. The site also has high potential for groundwater flooding. The developable area of the site is likely to yield less than five houses when design considerations relating to its setting within the Conservation Area are taken into account. A combination of these factors means that it is considered other sites are more capable of meeting the housing requirement and it is not a preferred site option for SAMDev.

Conclusion

Potential windfall site	No
Realistic site	Limited part of site is realistic

Recommendation

Preferred option	No
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Submission: Ludlow

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.

Submission: Ludlow

Site Ref: LUD014	Site Name: South of Eco park The Sheet
Size (ha)	8.415
Indicative capacity	210
General location	An area of agricultural land adjoining Sheet Farm and opposite Eco Park . The site is east of A49 Ludlow by-pass and south of Sheet Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture
Topography	Gently sloping to the south east
Adjoining land uses and boundary features	Bounded by A49 to the west and Sheet Road to the north. Some hedging and tress along boundary with A49. Farm buildings to the north east and agricultural land to the south and east.
Local highway capacity/ constraints	There is an access point and the access road is suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Improved pasture with low hedges and a few trees surrounding it. It sits on a gentle slope rising to the south east. Views are constrained by rising land to the south east and wooded area up to 1.5km away. Landscape sensitivity: medium, Housing capacity: medium/low due to being on outside edge of bypass as part or wider countryside view. Employment capacity: medium existing employment/commercial development on the south east of A49/Sheet Road junction.
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	In single ownership.
Access to services/employment areas	Situated close to Eco Park and Ludlow Business Park for employment. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junction is controlled by traffic lights).
Other constraints	Local electricity lines cross the site. Noise from A49 may be potential issue.
General site related benefits	The site
Transport and Highways related benefits	None identified.
Strategic fit	Potential conflict with longer term vision for growth of the settlement between Sheet Road/Rocks Green.

Submission: Ludlow

Other relevant information	The Employment Land Review identifies this site as a possible location for employment development and scores well on commercial aspects. No further information submitted.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains below ground archaeological remains of a possible Iron Age farmstead enclosure of likely county level significance.
Biodiversity	Protected Species: Possible Great Crested Newts as pond within 100m, bats. Possible environmental network enhancement. Extended Phase 1 required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Limited constraint.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	< 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received at this stage
Environment Agency	Flood risk not considered an issue.

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LPC identify a preference for development to be adjacent to the Eco Park north of Sheet Road for employment development in The Sheet area. Strongly opposed to this site for housing development.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

The site is situated east of the bypass and south of Sheet Road, opposite the Ludlow Eco Park. It comprises an agricultural field with gentle slope towards the south east. Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other indicators are neutral. Overall, the site is considered to be fair in sustainability terms. Responses received at Issues and Options from Ludford Parish Council identify opposition against development of this site and the site does not complement a potential long term

Submission: Ludlow

direction for growth of Ludlow between the Eco Park and Rocks Green. It is considered a realistic site for inclusion in the SAMDev Plan for residential use but is not considered to be a preferred option. It is considered a potential suitable site for employment development.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD017	Site Name: South of Rocks Green
Size (ha)	11.3 ha
Indicative capacity	200
General location	North east of the town adjoining the A49 and A4117
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture (grazing)
Topography	Gently undulating with rise towards the edge of A49 and to the east
Adjoining land uses and boundary features	Adjoins the A4117 Clee Hill Road and Rocks Green settlement to the north and bounded by strong tree vegetation screening A49 to the west. Agricultural land to the south and east. Predominantly bounded by low hedgerow with some trees.
Local highway capacity/ constraints	Access is acceptable off the A4117.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The area is pastoral fields on gently undulating lowland. Has low cut hedgerows with occasional trees although there is a small conifer plantation to the west adjacent to the A49/A4117 Junction. The A49 abuts the site to the west screening the town with a tree belt and the A4117 forms the boundary to the northwest along which there are views into the town. Rocks Green lies on the road and is a semi-rural settlement. Landscape sensitivity: medium housing capacity: medium/low The area forms part of the wider rural hinterland of the town clearly separated from it by the bypass. Native planting would be needed on the northern and south eastern boundaries to reduce impact on views to wider landscape.
Planning history or designations	No planning history on this site. Planning permission secured for Rocks Green as an exception site to the north of the site under ref: SS1/06/18517/F
Land ownership, land agreements and delivery statements	In single ownership. Option agreement in place.
Access to services/employment areas	Close to bus stops and primary school in the north of the town. Accessibility to town centre for pedestrian/cycling requires crossing of the A49 (junction is controlled by traffic lights). Located on the east of Ludlow where majority of employment is located.
Other constraints	Power lines cross the site. Possible noise from A49.
General site related benefits	Has potential to deliver a level of amenity/service provision as part of the development which could also support residents of Rocks Green area.

Submission: Ludlow

Transport and Highways related benefits	Could help deliver improved links to the town centre due to improved 'critical mass' of residential development in the area. Could help towards creating better links to Sheet Road and unlock site to the south.
Strategic fit	Could form part of longer term strategic direction of growth for Ludlow in line with Ludlow Town Council and Ludford Parish Council aim for development east of the A49 and links between A4117 and Sheet Road.
Other relevant information	The site has been considered in the Employment Land Review. Ecology Phase 1 and 2 report submitted. Public right of way crosses the site and any scheme should incorporate suitable provision.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Earthwork remains of ridge and furrow of medieval date of probable local significance present on site.
Biodiversity	Protected Species: Possible bats, possible Great Crested Newts as pond within 100m, reptiles. Possible environmental network enhancement. Extended Phase 1 survey required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees will be a minor constraint. One or more significant trees on site and in boundary hedges.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	Negligible risk. 0.11% site in 200-year (lowest probability) Shallow zone for surface water flooding
Drainage: Groundwater flooding	Below 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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 potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC and LPC: Support for longer term strategic direction east of the A49.</p> <p>Preferred Option – Concern that the site represented ribbon development along the A4117. Concerns about the site in relation to the proximity to services and connections to the town; that the site encroaches into open countryside; and permeability within and beyond the site.</p> <p>Revised Preferred Option – majority agreed with the proposed amended boundary of the site. Some concern was expressed that this was ribbon development leading to</p>
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Submission: Ludlow

	an impact on the town's setting and the loss of agricultural land. There was also concern over the impacts on the A49.
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town. Preferred option - English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town.

Site Assessment Summary

This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. The site comprises agricultural fields on gently undulating land. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.

The site has potential to provide housing development to meet requirements of Ludlow over the Plan Period whilst enabling potential for a longer term strategic direction for growth of Ludlow east of the A49 between Rocks Green and Sheet Road in line with Town/Parish Council vision. The site has potential to provide a level of amenity provision to support development in this area and contribute to increased accessibility to the town centre for the Rocks Green area. Detailed proposals would have to take account of electricity cables and include planting mitigation measures to reduce impact on the landscape. More detailed assessment also highlights the need for further work to assess potential impacts on archaeology at application stage. The site is considered to be a preferred option for inclusion in the SAMDev Plan.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - could accommodate approximately 200 houses with access envisaged off the A4117, possible improvements to pedestrian/cycle crossing of the A49, and access to strategic location for a potential future direction for growth east of A49 bypass.
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Submission: Ludlow

Site Ref: LUD019	Site Name: Rocks Green
Size (ha)	12.9 ha
Indicative capacity	322
General location	North east of Ludlow north of the A49/A4117 roundabout and east of Rocks Green development.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural use
Topography	Sloping land rise towards from north to the A4117 in the south and slight rise towards the east of the site.
Adjoining land uses and boundary features	Agricultural land to the north and east. Rocks Green residential development to the west. Adjoins the A49/A4117 roundabout. The southern boundary comprises of scattered residential ribbon development along the A4117.
Local highway capacity/ constraints	Access road which could provide suitable access.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Two pastoral fields on a rounded hill separated from the A49 Ludlow bypass by another field. Outgrown hedges to the south east and north east with intermittent tree cover on the other boundaries. South western parcel includes a range of agricultural buildings. The hill is locally prominent and forms the skyline when viewed from the A49 and is visible from the AONB. Landscape sensitivity: medium. Housing capacity: low as on locally prominent hill and forms part of approach to the town. Strong native tree belts to the north east and north west would be needed to shield any development.
Planning history or designations	03/14950 permission granted for conversion for conversion of agricultural property into hotel/restaurant use. SS/1/06/18517/F granted for 91 affordable homes west/north of the site.
Land ownership, land agreements and delivery statements	Land believed to be in single ownership.
Access to services/employment areas	Close to bus stops and primary school in the north of the town. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junction is controlled by traffic lights).
Other constraints	A number of local electricity lines cross the site. Noise from A49 may be potential issue.
General site related benefits	Could help deliver a level of amenity/service provision as part of the development which could also support residents of Rocks Green

Submission: Ludlow

Transport and Highways related benefits	Could help deliver improved links to the town centre due to improved 'critical mass' of residential development in the area.
Strategic fit	North of the A4117 further from the town into the wider countryside on locally prominent hill. Potential conflict with longer term vision for growth of the settlement between Sheet Road/Rocks Green.
Other relevant information	Promoter indicates potential retail uses in the south western. No further information submitted. Public right of way crosses the site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected Species: Possible bats. Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint - small number of significant trees on site and in boundary hedgerows. Loss of hedgerows to be avoided.
Environmental Health	No comments received
Drainage: Watercourse flooding	Negligible flood risk. 1 Flood forum record.
Drainage: Surface water flooding	0.08 % of the site is in 200-year (lowest probability) Deep zone for surface water flooding
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LPC: Concern over further development north of Rocks Green.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site is north east of the town adjoining the Rocks Green affordable housing development. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and

Submission: Ludlow

natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.

The site would provide a significant extension of Ludlow to the north east and north of the A4117. Stage 2b identifies that the site is visible from the north and west and due to the prominent location and sloping nature and has wider views from the north east. Further extension of development in this area is not favoured by Ludford Parish Council and conflicts with potential longer term community vision for Ludlow for growth between Sheet Road and Rocks Green area. The site is not considered appropriate as a preferred option in the SAMDev.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD022	Site Name: Morris Bufton Galdeford
Size (ha)	1.36 ha
Indicative capacity	40
General location	The site is located within the central built up area of town to the east of the town centre and west of the railway line.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Predominantly in employment use for company dealing with agricultural machinery. Residential uses at the south eastern corner of the site.
Topography	Slopes from the north west to the south east.
Adjoining land uses and boundary features	The railway line with embankment runs along the northern boundary from the north west to south east of the site. This is heavily screened by trees. To the immediate south of the site is some current employment uses, but predominantly within an established residential area. The Telephone Exchange building as a prominent feature.
Local highway capacity/ constraints	Access is considered suitable. Access from southern edge would require demolition of properties.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Site is of an urban character with some light industrial use with sheds and work yard area and a small element of residential use in south eastern edge. The site is bounded to the north east heavily lined with trees on a steep railway embankment. The southern boundary comprises trees onto residential uses. The site was not considered in the SSDC landscape sensitivity study.
Planning history or designations	Allocated in SSLP Policy S21 for comprehensive redevelopment with a mix of uses including employment use under policy. A development brief was prepared by SSDC setting out development priorities for the site. A number of planning applications have been considered on the site relating the present occupier's business and existing residential uses on the southern edge of the site. An application for residential use on the site was refused in 1976 (SS/1976/384/P/). No applications have been received to comprehensively develop the site.
Land ownership, land agreements and delivery statements	The site is in more than one ownership, with private residences, but is primarily owned by Morris Bufton.
Access to services/employment areas	The site is within walking distance of town centre facilities and services.

Submission: Ludlow

Other constraints	Site may contain contamination from the current/previous use.
General site related benefits	Potential to redevelop a site on the edge of the Conservation Area
Transport and Highways related benefits	None identified.
Strategic fit	Site is brownfield within built up area of the town.
Other relevant information	No further information submitted. No concrete proposals have come forward since allocation in the local plan.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site just beyond historic core - possible archaeological impacts. May affect setting of Conservation Area
Biodiversity	Protected species: Possible bats, possible Great Crested Newts as pond within 100m, reptiles. Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	No significant tree or hedgerow constraints.
Environmental Health	No comments received
Drainage: Watercourse flooding	No known risk.
Drainage: Surface water flooding	1.47 % of the site is in the Intermediate zone (medium susceptibility) for surface water flooding. 0.73 % of site in 200-year (lowest probability) Shallow zone (lowest depth) for surface water flooding. Low risk of surface water flooding.
Drainage: Groundwater flooding	More than 25% but less than 50% of site susceptible to groundwater flooding
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC: General concern over loss of commercial land near the town centre.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

The site is close to the town centre and contains a range of uses. It is flat in the north west corner and slopes fairly steeply from the north west to the south east and is bounded by a railway embankment to the north east side. It scores positively in Stage 2a in terms of proximity to bus stops, primary school, local park/garden, area of natural/semi-natural open space, amenity green space and

Submission: Ludlow

children's play area. It scored negatively due to being in the buffer zone for the SSSI, scheduled ancient monument, and conservation area young people's recreational facility. Overall, the sustainability is considered to be fair.

This site has as a current allocation in the SSLP for comprehensive mixed development. The site is not currently being actively promoted and there has been very little interest in bringing forward the site since the site was identified in the SSLP. The Development Brief prepared by South Shropshire District Council suggests a mix of uses predominantly focussing on employment. The site is in active use with employment in the majority of the site and residential in the south east. The site has the potential to come forward as a windfall site over the Plan Period but is not considered appropriate for inclusion as a housing site in the preferred option.

Conclusion

Potential windfall site	Yes
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD029	Site Name: Land at Burway Lane
Size (ha)	1.915 ha
Indicative capacity	47
General location	North west of the town centre situated west of Ludlow Church of England Secondary School.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Sits within a Mineral Safeguarding Area.
Current use	Agricultural use
Topography	Land slopes towards river from Burway lane
Adjoining land uses and boundary features	School playing fields to the north with agricultural use to the west and south. Established residential area to the east with predominantly large detached properties on single lane Burway Lane. No boundary features to south as open fields. Small number of trees and hedging onto properties to the east. Hedge onto narrow track to the north.
Local highway capacity/ constraints	Access via private lane would need improvement. Two possible access points may be upgraded.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Sloping arable land drops that away from the lane to the south. Reasonably open aspect with little enclosure. No significant boundary features to the south/west to help enclose site with clear views to historic centre. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Application 1988/810/O for 9 dwellings refused 27/10/88. No other planning history.
Land ownership, land agreements and delivery statements	In single ownership. Promoted by landowner.
Access to services/employment areas	Access to the site is constrained. Pedestrian/cycle access to area of employment on Bromfield Road and town centre via Bridleway. Major areas of employment on the other side of the town.
Other constraints	Private lane onto the site. Local electricity pylons.
General site related benefits	The site is unlikely to generate any general site related benefits.
Transport and Highways related benefits	None identified.
Strategic fit	The site is situated on the north western edge of Ludlow with access issues.

Submission: Ludlow

Other relevant information	No supporting information submitted.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Protected Species: Possible Great Crested Newts as pond within 100m with known records (2 sites: 1 north and 1 south of the site), bats, reptiles. Possible environmental network enhancement. Extended Phase 1 required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. One or two significant trees on site boundary.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	More than 50% but less than 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments at this stage
Environment Agency	No comments at this stage

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC: inadequate access and opposed to the site coming forward.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site comprises agricultural land that lies on the north west of Ludlow town centre with views south to the Castle and St Lawrence's Church. Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, due to it being within the buffer of a designated site and the conservation area, and for containing higher quality agricultural land. Overall, it scores poorly in terms of sustainability.

There are particular concerns regarding access to the site with improvements to a private lane required to enable satisfactory access. The assessment also highlights the potential for protected species on site as there are known records of Great Crested Newts populations within 100m of the

Submission: Ludlow

site. The site is not considered to be a realistic site in the SAMDev and would lie outside the development boundary so is not considered to be a potential windfall site.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD30/09	Site Name: Land at Burway Farm
Size (ha)	10.06
Indicative capacity	301
General location	North of the town adjacent to Ludlow Town Football Club.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding Area.
Current use	Agricultural (with some residential)
Topography	Flat
Adjoining land uses and boundary features	The site is adjacent to the A49 bypass to the east and agricultural land to the north and west. The southern boundary is comprised mainly of the Football Club. The boundary features are predominantly hedgerow to the west and east. The north west corner of the site has a number of trees which screens 'The Orchard House' dwelling.
Local highway capacity/ constraints	No access point. Access would need to be provided onto B4361. Access road needs improvement.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site contains a large agricultural field and farm buildings/barns with views overlooking the north and west. The site is bounded by hedgerows to the west, the football stadium to the south, and a footpath and embankment for the A49 to the east. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Erection of an affordable dwelling (09/03348/FUL) granted August 2011 towards farm complex. Applications relating to farming use.
Land ownership, land agreements and delivery statements	Believed to be in single ownership. Promoted by land owner.
Access to services/employment areas	Burway Lane forms part of connection for pedestrian/cycle access to town centre. Within walking distance of commercial activity at Bromfield Road. Major employment areas are situated on the east of the town.
Other constraints	Constraints revolve around the access to the site. Possible noise from A49. Proximity to football club with potential issues of 'bad neighbour'. No other major constraints.
General site related benefits	None identified.
Transport and Highways related benefits	None identified.

Submission: Ludlow

Strategic fit	The site extends to the north of the town conflicting with potential area of long term growth as envisaged by Town and Parish Council.
Other relevant information	No further information submitted. Site owner suggests mix of uses on the site which may include housing.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains below ground archaeological remains of a Bronze Age funerary monument of likely regional significance.
Biodiversity	Designated sites: within 100m of River Teme SSSI. Protected Species: Possible bats, water voles, otters. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	No significant tree or hedgerow constraints.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk.
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	More than 25% but less than 50% of site is susceptible to groundwater flooding.
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC: Not suited to general housing</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site comprises agricultural fields north of the town adjacent to the A49 and north of the football club. Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space, and due to it being within the buffer of a designated site and for containing higher quality agricultural land. Overall, it scores poorly in terms of sustainability.

There are constraints in terms of access to the site with improvements needed to enable access via the B4361. The site is located next to the football club with potential for 'bad neighbour' issues. Although the site is located where there is potential to provide significant enhancements to the

Submission: Ludlow

northern junction of the A49 it is unlikely that development would be of a suitable scale to achieve this. The site would also conflict with a longer term potential area of growth as envisaged by local councils. The site is not considered a realistic site for inclusion in the SAMDev as a preferred option.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD032	Site Name: Ludlow Town Football Club
Size (ha)	84
Indicative capacity	2.82
General location	North west of the town centre.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding area.
Current use	In use as a football club
Topography	Flat
Adjoining land uses and boundary features	Adjoins agricultural land to the north and west. Trees edge the site to the south with private road and beyond that there is a residential area and nursing home.
Local highway capacity/ constraints	No access point. Access would need to be provided onto B4361. Access road needs improvement.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is a football stadium bounded by mature trees to the south and open agricultural fields to the north. The site to B4361 and A49. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Planning history in relation to the football club development (apps: SS/1/00/11767/F and SS/1/02/13607/F)
Land ownership, land agreements and delivery statements	Believed to be in single ownership.
Access to services/employment areas	Within walking distance of secondary school, leisure centre and Bromfield Road commercial area. Major areas of employment on the other side of the town.
Other constraints	None identified.
General site related benefits	None identified.
Transport and Highways related benefits	None identified
Strategic fit	The site is north west of the town centre and could form extension of current built form of the town but would lead to loss of sports facility without indication of adequate provision elsewhere.

Submission: Ludlow

Other relevant information	The availability of the site is following of the football club to secure the future of the club. No supporting information provided.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Protected Species: Possible bats. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint. The site is mostly clear but the mature avenue of limes with TPOs on the sites South East boundary will impose proximity related constraints.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk.
Drainage: Surface water flooding	5.67% of site in 200-year Shallow zone for surface water flooding and 1.06% site in 200-year Deep zone for surface water flooding.
Drainage: Groundwater flooding	More than 25% but less than 50% of site is susceptible to groundwater flooding.
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>This site came forward after consultation on SAMDev 'Issues and Options'</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

The site is situated on the north western edge of Ludlow adjoining the current development boundary. Stage 2a scores the site positively in terms of proximity to bus stops, low landscape sensitivity and for being in Flood Zone 1. It scored negatively regarding proximity to primary schools, all typologies of open space and for being an existing sports facility, and due to it being within the buffer of a designated site and for containing higher quality agricultural land and TPO. Overall, it scores poorly in terms of sustainability.

The availability of the land is in doubt as the Football Club look to secure the future of the club and the loss of the facility with no provision elsewhere is not desirable. There is currently no suitable access to the site and access would be needed onto the B4361. The site is not considered a realistic option and is not appropriate for inclusion as a preferred site for inclusion in the SAMDev.

Submission: Ludlow

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD033	Site Name: Land north east of Bromfield Road
Size (ha)	5.95 ha
Indicative capacity	148
General location	Located north of the town centre, south of the A49 bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Mineral Safeguarding Area.
Current use	Agricultural use
Topography	Flat in northern section with slight slope to the south
Adjoining land uses and boundary features	Shielded by trees Bounded by embankment with A49 to the north. Railway line to the west of the site and established residential area. No natural boundary to the west as land slopes away to the River Corve in the West.
Local highway capacity/ constraints	Would require railway crossing to access Bromfield Road.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is fairly flat with a gentle slope that descends away to the south. The site is bounded by hedgerows and railway to the west. The eastern boundary is not distinct due to the nature of the site promoted. There are a number of hedgerows dividing fields that run south west to north east. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	In single ownership. Promoted on behalf of land owner.
Access to services/employment areas	Pedestrian/cycle access via Bromfield Road through to town the centre. Area of employment on Bromfield Road and secondary school and leisure centre which is in easy walking distance. Major areas of employment are located on the other side of the town.
Other constraints	Would require a railway crossing to access Bromfield Road and/or access off A49. Possible noise issues from railway line/A49.
General site related benefits	None identified.
Transport and Highways related benefits	Promoter believes site could deliver transport benefits for access to A49 if a sufficient scale of development.
Strategic fit	Site is well connected to the town.

Submission: Ludlow

Other relevant information	Supporting information including indicative site layout, potential access arrangements from A49 and pedestrian footbridge over railway, highways report.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected Species: Possible Great Crested Newts, bats. Extended Phase 1 required. Stream within 100m - protection measures will be required. Potential environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. A few scattered good trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	Negligible flood risk. Watercourse within 50m of the site.
Drainage: Surface water flooding	1.18% site in Intermediate zone for surface water flooding; 0.5 % of site in More zone (highest susceptibility) for surface water flooding; 2.02% of site in 200-year (lowest probability) Shallow zone (lowest depth) for surface water flooding; Water cycle medium zone for risk
Drainage: Groundwater flooding	More than 50% but less than 75% of site is susceptible to groundwater flooding.
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>This site came forward after consultation on SAMDev 'Issues and Options'</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site is north of the town centre adjoining the current development boundary and bounded by the bypass to the north and railway line to the west. The site is fairly level agricultural land with some hedgerows that divide the fields. Stage 2a scores the site positively for proximity to bus stops, amenity greenspace and play area, low landscape value and for being in Flood Zone 1. It scores negatively on proximity to primary schools, local park/garden, natural/semi-natural open space and young people's recreational facility and partly being with the buffer of conservation area, historic landfill site. Overall, sustainability is considered to be fair.

Submission: Ludlow

Although located adjacent to the current development boundary Stage 2b shows the site access to the area east of the railway line is a major constraint. Direct vehicular access via a bridge over the railway line is not considered achievable by the promoter due to the proximity of the railway line to Bromfield Road but a footbridge has been included in the indicative layout. The majority of the site would require direct vehicular access off the A49 to the north which would constrain vehicular access directly into the town. The site can only be considered to be a realistic option for inclusion as a SAMDev preferred option should the Highways Agency agree to a suitable access.

Conclusion

Potential windfall site	No
Realistic site	Yes – should HA provide agreement on direct access from A49

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD034	Site Name: Land east of Rural Enterprise Centre
Size (ha)	Around 3 ha developable for residential use (6.85 ha overall)
Indicative capacity	Around 80 as part of mixed use scheme.
General location	Located east of the A49, north of sheet Road. The site is adjacent to the Ludlow Eco Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area in the north east part of the site
Current use	Agricultural use
Topography	Slopes away from Sheet Road to the north of the site where it flattens out.
Adjoining land uses and boundary features	The Eco Park employment development is adjacent to the site on the west. Agricultural use to the north and east with residential settlement of The Sheet to the south east. Adjacent to an electricity substation to the east. Agricultural use to the north of the site.
Local highway capacity/ constraints	There is an access point and the access road is suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken.
Inherent landscape character²	The site is adjacent to existing employment area at Eco Park fairly flat with a slope that descends away from Sheet Road. The site is bounded by hedgerows to west, north and the Sheet settlement to the south east. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	No planning history. Adjoins Eco Park.
Land ownership, land agreements and delivery statements	In single ownership. Option agreement in place. Promoted by agent.
Access to services/employment areas	Accessibility to town centre for pedestrian/cycling requires crossing of the A49 (junction is controlled by traffic lights). Located on the east of Ludlow where majority of employment is located.
Other constraints	Site is adjacent to Electricity Sub Station with power lines on the site.
General site related benefits	Could form part of longer term strategic direction of growth for Ludlow in line with Ludlow Town Council and Ludford Parish Council aim for development east of the A49 and links between A4117 and Sheet Road. Could help to enable infrastructure to support employment land development as part of a mix of uses and make viable a road northwards for potential future development.
Transport and Highways related benefits	None identified.

Submission: Ludlow

Strategic fit	Could form part of expansion of business uses at Ludlow Eco Park and form part of longer term strategic direction of growth for Ludlow in line with Ludlow Town Council and Ludford Parish Council aim for development north of the eco park east of the A49 and links between A4117 and Sheet Road. Could help to enable infrastructure to help delivery of employment land development as part of a mix of uses and road northwards for potential future development.
Other relevant information	The site is considered for employment development in the ELR. Promoter has provided an indicative layout showing potential integration of a mix of uses, transport assessment, preliminary ecological survey.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected species: Possible bats, Great Crested Newts as pond within 100m (pond surveyed in 2011 negative). Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. One or two significant trees on site boundary.
Environmental Health	No comments received.
Drainage: Watercourse flooding	Negligible flood risk (1 flood forum record)
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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 potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC and LPC: north and east of the Eco Park preferred for long term development. Continues to be supported to have road northwards from the Sheet at Preferred Options. Preferred options responses supported employment use on the site. Concern over how the site would deliver employment and potential to access potential area of future growth to the north.</p> <p>Revised Preferred Option - a majority disagreed with the proposal for a mix of uses on this site. Concern was expressed that the level of development is too great with</p>
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Submission: Ludlow

	the consideration that existing brownfield sites in the town, and vacant units, were capable of meeting this development requirement. Concern of over links between the residential/employment uses.
Statutory bodies responses to date	English Heritage identified the need to ensure that design takes account of the setting of the town and impact on wider landscape setting. The Environment Agency highlighted that there may potentially be surrounding contaminated land issues. Revised Preferred option - English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town.

Site Assessment Summary

This site is situated east of the Ludlow Eco Park, comprising an agricultural field sloping from south to north. Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall, for housing development, the sustainability of the site is considered to be poor.

This site is capable of accommodating some residential development as part of a mix of uses east of the Eco Park. Residential development will increase the viability of providing a road from Sheet Road northwards, for possible future development north of the current Eco Park, and support the delivery of employment land. Landscaping will need to be incorporated to buffer the site from the electricity sub-station, existing residential development in the area and the adjoining proposed employment development. The scheme will also need to incorporate appropriate highways and access improvements to facilitate a road northwards from the Sheet.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - Mix of employment/residential uses with buffering and landscaping to include highways and access improvements to facilitate road from Sheet Road northwards east of the existing Eco Park.
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Submission: Ludlow

Site Ref: LUD036	Site Name: Land at Rock Farm
Size (ha)	34.90 ha
Indicative capacity	872
General location	The site is east of the A49 bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	South eastern tip of site is within a Mineral Safeguarding Area.
Current use	Agriculture
Topography	Gently undulating with flat areas
Adjoining land uses and boundary features	The embankment of the A49 with significant tree coverage to the west, the Eco Park to the south with agricultural land to the east and north. Boundaries are mainly comprised of hedgerows and some trees.
Local highway capacity/ constraints	No current access point. Dependent on either LUD017 or LUD034 or both for access.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site forms the eastern edge of the A49 bypass extending from the Rocks Green area in the north to the Eco Park in the south. The site is predominantly flat with some undulation and in places rises up to the A49 to the east. There are clearly boundary edges mainly consisting of hedgerows to the east and hedgerows and some mature trees divide fields within the site. The SSDC Landscape Sensitivity Study did not cover this area. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	No planning history
Land ownership, land agreements and delivery statements	In single ownership
Access to services/employment areas	Access to town centre via other sites if links created. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junctions are north/south of site and controlled by traffic lights).
Other constraints	Electricity pylons are on the site. Noise from A49 may be potential issue.
General site related benefits	Bringing forward the whole of the site could provide link between Rocks Green and the Sheet Road subject to sites LUD017 and LUD019
Transport and Highways related benefits	Could unlock additional accessibility benefits for sites LUD017 and LUD019 by providing walk/cycle route through to Eco park.

Submission: Ludlow

Strategic fit	The delivery of the whole of this site would provide significantly more development than envisaged over the Plan Period. Longer term it could form part of strategic vision to meet future needs of Ludlow.
Other relevant information	The southern two fields of the site are identified in the ELR as a possible site for employment development and scores well due to proximity to the Eco Park. No further information submitted. Community hospital blocks possible expansion northwards without using site east of the Eco Park.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Below ground remains of a possible Iron Age farmstead enclosure of likely county level significance present near centre of site, adjacent to by-pass. Earthwork remains of ridge and furrow of medieval date of probable local significance present at N end of site, nr. Rock Farm.
Biodiversity	Protected Species: Possible Great Crested Newts as pond within 100m, bats. Possible environmental network enhancement. Extended Phase 1 required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. One or two significant trees on site boundary.
Environmental Health	No comments received.
Drainage: Watercourse flooding	Watercourse on site would need modelling and watercourse within 50m of the site.
Drainage: Surface water flooding	0.49 % of site in Intermediate zone for surface water flooding; 0.09% site in 200-year Shallow zone (lowest probability and depth) for surface water flooding and 0.03% site in 200-year Deep zone for surface water flooding (lowest probability and deepest flooding).
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	Flood risk can be appropriately managed.

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>LTC and LPC: east of the A49 between Eco Park and Rocks Green preferred for long term development of the town.</p> <p>This site came forward after consultation on SAMDev 'Issues and Options'</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Submission: Ludlow

Site Assessment Summary

This is a large site comprising agricultural fields located on the east of the A49. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement unless accessed via crossings at roundabouts located north of south of the site. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation. Overall, the site is considered to be poor in sustainability terms.

Detailed assessment shows community support for this area to form part of a potential longer term growth and strategic to link between Sheet Road and A4117 Rocks Green area. Access to the site is only realistically achievable via other promoted sites to the north and south. The commitment to build the community hospital north of the current Eco Park stops potential access onto the site via the current Eco Park. The number of dwellings needed to be developed to ensure infrastructure to access the site (and potentially over bypass) allowing for potential future employment growth and sufficient buffering, and to ensure a level of amenity provision is considered to be well beyond the numbers emerging as preferred option. The site is considered not appropriate for allocation as a preferred option for inclusion in the SAMDev.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD037	Site Name: Land at Coronation Avenue/Bromfield Road
Size (ha)	0.593 ha
Indicative capacity	17
General location	Located north of Ludlow town centre at junction of Coronation Avenue and Bromfield Road
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Partly within an MSA
Current use	Commercial use
Topography	Flat
Adjoining land uses and boundary features	Hedge to the south west onto Bromfield Road. Commercial buildings form the boundary to the north east with some hedgerow. Open fields to the east of the site, crossroads to the west.
Local highway capacity/ constraints	Access is acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is urban in nature with a number of commercial sheds and work yard and sits within a wider residential/commercial. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Some planning history. Application SS/1/05/17350/F for operational development to level and regrade agricultural land permitted in 2005. Various applications on the south of the site relating to commercial/garage uses. No designations.
Land ownership, land agreements and delivery statements	Believed to be in varied ownership. No land agreements provided.
Access to services/employment areas	Close to minor employment area on Bromfield Road and within a reasonable walking distance of town centre. Major employment areas situated on the eastern side of the town.
Other constraints	No known constraints.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Potential for brownfield redevelopment within the current development boundary.

Submission: Ludlow

Other relevant information	No further information submitted.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Need to consider impact on setting of the Conservation Area.
Biodiversity	No comments received
Trees	Trees and hedgerows will be a minor constraint. Boundary hedgerows
Environmental Health	No comments received
Drainage: Watercourse flooding	3 Flood Forum records and 2 flood records. 65% of site is within Flood Zone 2 and 10% in Food Zone 3(a).
Drainage: Surface water flooding	No comments received
Drainage: Groundwater flooding	More than 50% but less than 75% of site is susceptible to Groundwater flooding.
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land between Sheet Road and Rocks Green for long term development of the town. <p>This site came forward after consultation on SAMDev 'Issues and Options'</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of it landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This is a brownfield site currently occupied by commercial activity within the current development boundary north of the town centre. In Stage 2a the site scores positively for proximity to bus stops, amenity green space and children's play area and for being urban in character. It scored negatively for proximity to local park/garden, areas of natural/semi-natural open space and a young people's recreational facility, for being within the buffer zone of the conservation area and River Teme SSSI, for including land with Flood Zone 3 and for being within the buffer zone of a historic landfill site. Overall, the sustainability of the site is considered poor.

The site suffers from flood risk and a site specific FRA would have to be satisfactorily undertaken due to around two thirds of the site is within Flood Zone 2 with a tenth within Flood Zone 3 on generalised flood zone mapping. The land ownership is also not known but there is likely to be more than one owner. The site is well connected to the town centre and as brownfield land in the current development boundary it is considered the merits of the site could be explored through the planning application process but the site is not considered appropriate as a SAMDev preferred option.

Submission: Ludlow

Conclusion

Potential windfall site	Yes
Realistic site	No

Recommendation

Preferred option	No
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Submission: Ludlow

Site Ref: LUD038	Site Name: Ludlow Hospital
Size (ha)	1.2
Indicative capacity	47
General location	Located on Gravel Hill north of Ludlow town centre.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Partly within a Mineral Safeguarding Area.
Current use	In use as community hospital (following announcement in September 2013 it is now expected to remain in use).
Topography	Slopes downwards to the west on western edge of the site.
Adjoining land uses and boundary features	Primarily adjoins residential uses. Local convenience store on the north eastern edge of the site.
Local highway capacity/ constraints	Access is acceptable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Sits amongst predominantly residential uses in the town. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Planning history relates to use of site as hospital.
Land ownership, land agreements and delivery statements	Promoted on behalf of Shropshire Community Health NHS Trust by agent.
Access to services/employment areas	The site is just north of the town centre with a range of services and facilities.
Other constraints	Listed buildings on site.
General site related benefits	None identified.
Transport and Highways related benefits	None identified.
Strategic fit	There is potential for re-use of the land and listed buildings on this significant brownfield site when the hospital moves to the Eco Park location.
Other relevant information	The site promoter has provided a development brief, phase one ecology survey, transport and access statement, and heritage survey. The site is no longer considered to be available for development following

Submission: Ludlow

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site occupies site of former Ludlow Union Workhouse - surviving buildings Listed Grade II. Archaeological assessment and possibly evaluation necessary prior to submission.
Biodiversity	Possible bats, reptiles. Phase 1 ecology required (this has been prepared) within 10km of River Clun Sac and Downton Gorge SAC. Possible environmental network enhancement.
Trees	Trees a minor constraint. Impacts can be mitigated through design.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No comments
Drainage: Surface water flooding	Minimal risk of surface water flooding
Drainage: Groundwater flooding	No comments
Drainage: Suitability for SUDS	No comments
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	Summary results/issues arising from consultations at the SAMDev Plan Revised Preferred Options stage are set out in the Consultation Statement
Statutory bodies responses to date	None received

Site Assessment Summary

This site is north of Ludlow town centre and comprises buildings currently in use as community hospital. The Stage 2a assessment scores the site positively for access to bus transport, a primary school, three out of the five amenities and facilities and flood risk. It scores negatively for access to a local park or garden, an area of natural or semi-natural open space and proximity to a Conservation Area. All other objectives are neutral. The overall sustainability of the site is thus judged to be good. This site provides an opportunity for redevelopment of a significant brownfield site within the built up area of the town. The site is located within a predominantly residential area and is close to town centre services and amenities. However the Shropshire Community Health Trust have announced they are not proceeding with development of a new healthcare facility at the Eco Park and the site is no longer considered to be presently available for residential development.

Conclusion

Potential windfall site	Yes
Realistic site	No – not considered to be currently available for development

Recommendation

Preferred option	No
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Submission: Ludlow

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.

Submission: Ludlow
Stage 2b Employment Sites Assessments

Site Ref: ELR058 (LUD014)	Site Name: Land south of Ludlow Eco Park, Sheet Road, Ludlow
Size (ha)	8
Indicative capacity	Industrial/Office
General location	An area of agricultural land adjoining Sheet Farm and opposite Eco Park. The site is east of A49 Ludlow by-pass and south of Sheet Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture (Grade 2)
Topography	Gently sloping to the south east
Adjoining land uses and boundary features	Bounded by A49 to the west and Sheet Road to the north. Some hedging along boundary with A49. Farm buildings to the north east and agricultural land to the south and east.
Local highway capacity/ constraints	There is an access point and the access road is suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Improved pasture with low hedges and a few trees surrounding it. Gentle slope rising to the south east. Views are constrained by rising land to the south east and wooded area up to 1.5km away. Landscape sensitivity: medium, Housing capacity: medium/low due to being on outside edge of bypass as part or wider countryside view. Employment capacity: medium existing employment/commercial development on the south east of A49/Sheet Road junction.
Planning history or designations	Ludlow Eco Park and any extension are expected to achieve a high design standard; construction of sustainable materials; screening/landscaping at site boundaries and sustainable access Outside of settlement boundary
Land ownership, land agreements and delivery statements	Believed to be in single ownership with option agreements in place.
Access to services/employment areas	Situated close to Eco Park and Ludlow Business Park for employment. Accessibility to town centre for pedestrian/cycling involves crossing the A49 (junction is controlled by traffic lights).
Other constraints	A number of local electricity lines cross the site.

Submission: Ludlow

Site Ref: ELR058 (LUD014)	Site Name: Land south of Ludlow Eco Park, Sheet Road, Ludlow
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise that Sheet Road is also a potential location for residential development. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Availability 3-5 years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains below ground archaeological remains of a possible Iron Age farmstead enclosure of likely county level significance.
Biodiversity	Protected Species: Possible Great Crested Newts as pond within 100m, bats. Possible environmental network enhancement. Extended Phase 1 required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and woodland will be a minor constraint
Environmental Health	n/a
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	< 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received at this stage
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass.
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Submission: Ludlow

	<ul style="list-style-type: none"> • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land around the Eco park to connect with development already in that area <p>Revised Preferred Option – site largely not supported for employment use with preference for existing sites in the town and north of Sheet Road.</p>
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town. Revised Preferred option - English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town.

Site Assessment Summary

The site is situated east of the bypass and south of Sheet Road, opposite the Ludlow Eco Park. It comprises an agricultural field with gentle slope towards south east. The site has no known watercourse or surface water flood risk with low groundwater risk. Stage 2a scored the site positively for proximity to bus stops and children's play area (although via A49 crossing) and it scored negatively on proximity to primary school, local park/garden, area of natural/semi-natural open space, amenity green space and young people's recreational facility, and for containing higher quality agricultural land. All the other are neutral. Overall, the site is considered to be fair in sustainability terms.

The site is identified as suitable for employment development by BE Group as part of the Employment Land Review. It is located on a junction off the A49, south of the Eco Park, where there are existing employment/commercial uses. The site is preferred for around 3.5 ha of employment use and is capable of accommodating a range of employment uses. This will provide a choice of available land for employment development to meet the strategic needs of Ludlow (along with part of the site east of the Eco Park). Development will need to be sensitive to the setting of the town and wider landscape.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – extension of business uses in this area established by Eco Park

Recommendation

Preferred option	Yes - for around 3.5ha
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • landscape and visual impact and implications for the historic character of the town.

Submission: Ludlow

Site Ref: ELR059 (LUD034)	Site Name: Land east of Ludlow Eco Park, Sheet Road, Ludlow
Size (ha)	7 (around 2.5ha developable as part of a mix of uses on the site)
Indicative capacity	Industrial/Office (restriction to B1 as part of a mix of uses)
General location	Located east of the A49, north of sheet Road. The site is adjacent to the Ludlow Eco Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & Gravel: Superficial in north east part of the site
Current use	Agriculture (Grade 2/3)
Topography	Slopes away from Sheet Road to the north of the site where it flattens out
Adjoining land uses and boundary features	The Eco Park employment development is adjacent to the site on the west. Agricultural use to the north and east with residential settlement of The Sheet to the south east. Adjacent to an electricity substation to the east. Agricultural use to the north of the site.
Local highway capacity/ constraints	There is an access point and the access road is suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken.
Inherent landscape character²	The site is bounded by hedgerows to west, north and the Sheet settlement to the south east. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	<p>Ludlow Eco Park and any extension are expected to achieve a high design standard; construction of sustainable materials; screening/landscaping at site boundaries and sustainable access</p> <p>Outside of settlement boundary</p>
Land ownership, land agreements and delivery statements	Believed to be in single ownership with option agreements in place.
Access to services/employment areas	Adjacent to Ludlow Eco Park accessibility to town centre for pedestrian/cycling involves crossing the A49 (junction is controlled by traffic lights).
Other constraints	Site is adjacent to Electricity Sub Station with power lines on the site.
General site related benefits	Could form part of longer term strategic direction of growth for Ludlow in line with Ludlow Town Council aim for development east of the A49 and links between A4117 and Sheet Road.
Transport and Highways related benefits	n/a
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but

Submission: Ludlow

Site Ref: ELR059 (LUD034)	Site Name: Land east of Ludlow Eco Park, Sheet Road, Ludlow
	Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise Sheet Road as a potential location for residential development, east of Ludlow. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Availability 3-5 years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected species: Possible bats, Great Crested Newts as pond within 100m (pond surveyed in 2011 negative). Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. One or two significant trees on site and in boundary hedges. Loss of hedgerows to be avoided.
Environmental Health	n/a
Drainage: Watercourse flooding	Negligible flood risk
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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 potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land around the Eco Park to connect with development already in that area
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Submission: Ludlow

	<p>LTC and LPC: north and east of the Eco Park preferred for long term development. Continues to be supported to have road northwards from the Sheet at Preferred Options. Preferred options responses supported employment use on the site. Concern over how the site would deliver employment and potential to access potential area of future growth to the north.</p> <p>Revised Preferred Option - a majority disagreed with the proposal for a mix of uses on this site. Concern was expressed that the level of development is too great with the consideration that existing brownfield sites in the town, and vacant units, were capable of meeting this development requirement. Concern of over links between the residential/employment uses.</p>
Statutory bodies responses to date	<p>English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town. Revised Preferred option - English Heritage recognised that although there were no impacts on designated assets or buildings that it was important to have positive landscaping to ensure it responds well to the wider setting of the town.</p>

Site Assessment Summary

This site is situated east of the Ludlow Eco Park, comprising agricultural field sloping from south to north. Stage 2a scores the site positively for proximity to a bus route and for being within Flood Zone 1. It scores negatively on proximity to a primary school and all areas of open space, for being within the buffer of a County Wildlife Site, and for containing higher quality agricultural land. Overall for housing development the sustainability of the site is considered to be poor.

There is support from both local Council's for land around Eco Park as a potential area to meet growth requirement for employment development. The site benefits from being adjacent to the existing Eco Park which has had a high level of public investment to bring it forward. The site may help enable the potential future strategic direction for the growth of the town east of the A49 bypass and the site is considered appropriate for inclusion in the SAMDev as a preferred site for employment development. As part of a potential mix of uses (increasing viability of a northwards highway link from Sheet Road) it is considered that it is capable of accommodating around 2.5 ha of employment (restricted to B1 to reflect location of proposed hospital and adjoining residential uses). Development will have to reflect quality and design established at the Eco Park.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – natural extension to the current Eco Park

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Tree and hedgerow protection • Biodiversity • landscape and visual impact and implications for the historic character of the town.

Submission: Ludlow

Site Ref: ELR060 (LUD036)	Site Name: Land north of Ludlow Eco Park, A49 bypass, Ludlow
Size (ha)	7
Indicative capacity	Industrial/Office
General location	The site is east of the A49 bypass to the North of the Ludlow Eco Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & Gravel: Superficial: South eastern tip of site
Current use	Agriculture (Grade 2/3)
Topography	Gently undulating
Adjoining land uses and boundary features	The embankment of the A49 with significant tree coverage to the west, the Eco Park to the south with agricultural land to the east and north. Boundaries are mainly comprised of hedgerows and some trees.
Local highway capacity/ constraints	No current access point. Dependent on LUD017 or LUD034 for access due to the committed development of community hospital north of current Eco Park.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site forms the eastern edge of the A49 bypass extending from the Rocks Green area in the north to the Eco Park in the south. The site is predominantly flat with some undulation and in places rises up to the A49 to the east. The SSDC Landscape Sensitivity Study did not cover this area. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	Ludlow Eco Park and any extension are expected to achieve a high design standard; construction of sustainable materials; screening/landscaping at site boundaries and sustainable access Outside of settlement boundary
Land ownership, land agreements and delivery statements	In single ownership
Access to services/employment areas	Access to town centre via other sites if links created. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junction is controlled by traffic lights).
Other constraints	Electricity pylons are on the site. Noise from A49 may be potential issue.
General site related benefits	Bringing forward the whole of the site could provide the link between Rocks Green and the Sheet Road subject to sites LUD017 and LUD034

Submission: Ludlow

Transport and Highways related benefits	Would unlock additional accessibility benefits for sites LUD017 and LUD034 by providing walk/cycle route through to Eco park.
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise Sheet Road as a potential location for residential development, east of Ludlow. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Community hospital blocks possible expansion northwards without using site east of the Eco Park. Availability 3-5 years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Below ground remains of a possible Iron Age farmstead enclosure of likely county level significance present near centre of site, adjacent to by-pass. Earthwork remains of ridge and furrow of medieval date of probable local significance present at N end of site, nr. Rock Farm.
Biodiversity	Protected Species: Possible Great Crested Newts as pond within 100m, bats. Possible environmental network enhancement. Extended Phase 1 required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a minor constraint. One or two significant trees on site boundary.
Environmental Health	No comments received.
Drainage: Watercourse flooding	Negligible risk (watercourse on site and watercourse within 50m of the site)
Drainage: Surface water flooding	0.49 % of site in Intermediate zone for surface water flooding; 0.09% site in 200-year Shallow zone for surface water flooding and 0.03% site in 200-year Deep zone for surface water flooding.
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	Flood risk can be appropriately managed.

Community consultation response	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge. • Support for land around the eco park to connect with development already in that area
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Submission: Ludlow

Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.
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Site Assessment Summary

This site is located north of the Eco Park. In Stage 2a the site scores well on proximity to bus stop, primary school (north west) and open space typologies but this is based on proximity not accessibility with the A49 providing a barrier to movement across the A49 unless accessed via crossings at roundabouts north of south. It scores negatively on proximity to local park/garden, for containing higher quality agricultural land, and for being within the buffer of a current waste management operation.

The site forms the eastern boundary of the A49 and is located in the area seen as a long term strategic link from Eco Park to A4117 Rocks Green area as envisaged by local Town/Parish Council. This site has potential only if access via another site can be achieved. The commitment to build the community hospital north of the current Eco Park stops potential to access onto the current site from the existing access.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No – access issues, scale of development required is inadequate to provide the necessary infrastructure. Other better alternatives available.
If Yes, Key Development Issues from Assessment	n/a

Submission: Ludlow

Site Ref: ELR061 (LUD002)	Site Name: Land north of Foldgate Lane, Ludlow
Size (ha)	4
Indicative capacity	Industrial/Office
General location	South Ludlow south of Greenacres. The site sits between the railway line and the A49.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture (Grade 2/3)
Topography	Undulating with slope up to Foldgate Lane. Slopes from plateau around Foldgate Lane in north to south and slope from A49 in east to the west at south of site.
Adjoining land uses and boundary features	Railway line to the West and A49 boundary to the east. Area of land with employment/residential home commitments to the east including Travelodge and supermarket.
Local highway capacity/ constraints	Access may be possible from Sheet Road via existing Travelodge and supermarket and employment/residential home commitments to the East. Access via Foldgate Lane would have to be upgraded.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Landscape Sensitivity and Housing Capacity: Medium. Consists of pastures on sloping valley side. Mature trees along the lane and bypass edge provide some enclosure. Northern area is fairly enclosed by mature trees and sloping from north to south. It has some capacity for housing. The housing estate to the north provides a linear edge on the northern boundary. South of Foldgate lane the site slopes from northern area around listed building southwards and from the A49 to the west in the southern area. The site provides a setting for the southern approach to the town and the Conservation area to the west and is more sensitive. Employment: medium/low limited intrinsic capacity for employment. (site assessed in combination with LUD015)
Planning history or designations	Outside of settlement boundary Site adjacent to mixed use area primarily for roadside services (petrol filling station; shop; public house; hotel /restaurant), and residential care home for the elderly (with permission) with residual land for Class B1 uses off Foldgate Lane
Land ownership, land agreements and delivery statements	In single ownership.

Submission: Ludlow

Site Ref: ELR061 (LUD002)	Site Name: Land north of Foldgate Lane, Ludlow
Access to services/employment areas	Near to supermarket and employment at Eco Park and Ludlow Business Park and potentially the new community hospital, which has permission north of the current Eco Park.
Other constraints	Foldgate Lane would need to be upgraded if to be used as a primary access point.
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise Sheet Road as a potential location for residential development, east of Ludlow. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Site is being promoted in combination with LUD015. The promoter has provided an indicative masterplan and supplementary information to inform deliverability including Access and Transport assessment, Extended Phase 1 habitat survey, utilities assessments and letter from HA agreeing principle to access from the A49 for residential development. LUD002 is included in the Employment Land Review. Availability 5+ years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received at this stage
Biodiversity	Protected Species: Possible bats, reptiles. Extended Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint. Small number of significant trees on site with hedgerows and trees on boundary.
Environmental Health	No comments received.
Drainage: Watercourse flooding	Low flood risk (3 flood forum records). A watercourse is within the site boundary. Low flood risk (1 flood forum records). A watercourse is within the site boundary.
Drainage: Surface water flooding	0.77% of site in Intermediate zone for surface water flooding; 0.51% of site in More zone for surface water flooding; 0.26 of % site in 30-year Deep zone for surface water flooding; 0.77% of site in 200-year Deep zone for surface water flooding
Drainage: Groundwater flooding	Less than 25% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.

Submission: Ludlow

Environment Agency	Watercourse starts within site boundary. Flood risk can be appropriately managed.
Community consultation response	<ul style="list-style-type: none">• Range of views expressed by community on potential directions for growth• Support for Brownfield sites within the town• Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass.• Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge.• Support for land around the eco park to connect with development already in that area
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

The site is south of Ludlow well bounded by the Greenacres estate to the North, and is well contained within the A49 to the east and railway line to the west. Stage 2a scores the site positively in terms of proximity to bus stops, amenity open space and children's play area and for including an area with previous industrial or potentially contaminative use, and being within lowest flood risk zone. It scores negatively in terms of being within the buffer of the conservation and Tiver Teme SSSI, for containing higher quality agricultural land, and on proximity to Primary School, local park/garden, area of natural/semi-natural open space and young people's recreational facility. Overall the site scores fairly.

Significant improvements to upgrade to access would be required to enable development as Foldgate lane is not suitable access for development in the area. There is significant community opposition against inclusion of the site as a preferred option. The site is considered to be a realistic option for employment in the SAMDev but not a preferred option.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No - Other better alternatives available.
If Yes, Key Development Issues from Assessment	n/a

Submission: Ludlow

Site Ref: ELR062 (LUD017)	Site Name: Land south of Rocks Green (A4117), adjacent to A49 bypass, Ludlow
Size (ha)	9
Indicative capacity	Industrial
General location	North east of the town East of the A49 and South of the A4117
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture (Grade 2/3)
Topography	Gently undulating with rise towards the edge with A49 and to the east
Adjoining land uses and boundary features	Adjoins the A4117 Clee Hill Road and Rocks Green to the north and bounded by strong tree vegetation screening A49 to the west. Agricultural land to the south and east. Predominantly bounded by low hedgerow with some trees.
Local highway capacity/ constraints	Access is acceptable off the A4117.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The area is pastoral fields on gently undulating lowland. Has low cut hedgerows with occasional trees although there is a small conifer plantation to the west adjacent to the A49/A4117 Junction. The A49 abuts the site to the west screening the town with a tree belt and the A4117 forms the boundary to the northwest along which there are views into the town. Rocks Green lies on the road and is a semi-rural settlement. The area forms part of the wider rural hinterland of the town clearly separated from it by the bypass. Native planting would be needed on the northern and south eastern boundaries to reduce impact on views to wider landscape. Landscape sensitivity: medium housing capacity: medium/low Employment capacity: medium/low limited capacity for employment use.
Planning history or designations	Outside of settlement boundary. No planning history on this site. Planning permission secured for Rocks Green as an exception site to the north of the site under ref: SS1/06/18517/F
Land ownership, land agreements and delivery statements	In single ownership.
Access to services/employment areas	Close to bus stops. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junction is controlled by traffic lights).
Other constraints	Power lines cross the site.

Submission: Ludlow

Site Ref: ELR062 (LUD017)	Site Name: Land south of Rocks Green (A4117), adjacent to A49 bypass, Ludlow
General site related benefits	None identified for employment use.
Transport and Highways related benefits	None identified.
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise Sheet Road as a potential location for residential development, east of Ludlow. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Public right of way crosses the site and any scheme should incorporate suitable alternative provision. Availability 3-5 years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Earthwork remains of ridge and furrow of medieval date of probable local significance present on site.
Biodiversity	Protected Species: Possible bats, possible Great Crested Newts as pond within 100m, reptiles. Possible environmental network enhancement. Extended Phase 1 survey required. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees will be a minor constraint. One or significant trees on site and in boundary hedges.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	Negligible risk. 0.11% site in 200-year Shallow zone for surface water flooding
Drainage: Groundwater flooding	Below 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. • Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge.
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Submission: Ludlow

	<ul style="list-style-type: none">• Support for land around the eco park to connect with development already in that area
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site is situated north east of Ludlow, east of the A49 and south of Rocks Green. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability is considered to be fair.

The site has potential to provide housing development to meet requirements of Ludlow over the Plan Period and potential to enable longer term strategic direction for growth of Ludlow east of the A49 between Rocks Green and the Sheet. Although considered to be a realistic site for employment development it is not considered to be a preferred option.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No - Other better alternatives available.
If Yes, Key Development Issues from Assessment	n/a

Submission: Ludlow

Site Ref: ELR063 (LUD019)	Site Name: Land north of Rocks Green (A4117), adjacent to A49 bypass, Ludlow
Size (ha)	13
Indicative capacity	Industrial
General location	North east of Ludlow north of the A49/A4117 roundabout and east of Rocks Green development.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture (Grade 2/3)
Topography	The site is situated on a hill the large parcel of land to the immediate east of Rocks Green. Slopes rise towards the A4117 to the south and towards the east of the site.
Adjoining land uses and boundary features	Agricultural land to the north and east. Rocks Green residential development to the west. Adjoins the A/49/A4117 roundabout. The southern boundary comprises of scattered residential development along A4117.
Local highway capacity/ constraints	Access road which could provide suitable access.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Ludlow Sewage Treatment Works - Upgrades to the sewerage network: There are isolated flooding problems on a small sub catchment in the centre of Ludlow (east of the railway) but this problem has recently been deferred due to its high cost. However, this flooding problem should not be affected by future development locations, although detailed modelling would be required, once specific development locations are available. There are also known hydraulic restrictions to the south east of Ludlow (south of Sheet Road) which may be susceptible to additional development flows. To the east of Ludlow there are several combined sewer overflows which could be affected by development to the north west of Ludlow. Once specific development locations are known, it is recommended that further assessment be undertaken. - Surface Water Management Plan - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Two pastoral fields on a rounded hill separated from the A49 Ludlow bypass by another field. Outgrown hedges to the south east and north east with intermittent tree cover on the other boundaries. South western parcel includes a range of agricultural buildings. The hill is locally prominent and forms the skyline when viewed from the A49 and is visible from the AONB. Landscape sensitivity: medium. Housing capacity: low as on locally prominent hill and forms part of approach to the town. Strong native tree belts to the north east and north west would be needed to shield any development. Employment capacity: Low No capacity for employment as on locally prominent hill.
Planning history or designations	Outside of settlement boundary 03/14950 permission granted for conversion for conversion of agricultural property into hotel/restaurant use. SS/1/06/18517/F granted for 91 affordable homes west/north of the site.
Land ownership, land agreements and delivery statements	Land believed to be in single ownership.

Submission: Ludlow

Site Ref: ELR063 (LUD019)	Site Name: Land north of Rocks Green (A4117), adjacent to A49 bypass, Ludlow
Access to services/employment areas	Close to bus stops and primary school in the north of the town. Accessibility to town centre for pedestrian/cycling hindered by crossing the A49 (junction is controlled by traffic lights).
Other constraints	A number of local electricity lines cross the site.
General site related benefits	Residential development could help deliver a level of amenity/service provision as part of the development which could also support residents of Rocks Green
Transport and Highways related benefits	n/a
Strategic fit	Ludlow is the employment focus in the South Zone. No definitive shortages of property are identified and there appears to be plenty of land available but Ludlow Eco Park needs to refresh the supply of land and possibly provide a broader spectrum of property in order to attract inward investment, now that it has assisted the local market by facilitating local relocations and expansion. 8.5 ha is suggested for Ludlow, where the realistic land supply is much lower than the headline level due to the hospital relocation proposal (2.5Ha) that appears to be going ahead on the Eco Park. Although several expansion options exist, the allocation of either 'Land south of Ludlow Eco Park, Sheet Road' or 'Land east of Ludlow Eco Park, Sheet Road' would provide ample land for future employment growth but it is important to recognise Sheet Road as a potential location for residential development, east of Ludlow. Strategic direction for long term employment/housing development considered to be between Eco Park and Rocks Green area by local Councils.
Other relevant information	Availability 3-5 years Not serviced

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected Species: Possible bats. Phase 1 required. Possible environmental network enhancement. HRA: Within 10km of River Clun Sac and Downton Gorge SAC
Trees	Trees and hedgerows will be a limiting constraint - small number of significant trees on site and in boundary hedgerows. Loss of hedgerows to be avoided.
Environmental Health	No comments received
Drainage: Watercourse flooding	Negligible flood risk.
Drainage: Surface water flooding	0.08 % of the site is in 200-year Deep zone for surface water flooding
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for 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	<ul style="list-style-type: none"> • Range of views expressed by community on potential directions for growth • Support for Brownfield sites within the town • Concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass.
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Submission: Ludlow

	<ul style="list-style-type: none">• Strong concern over development south of River Teme and impact on approach, historic character and Ludford Bridge.• Support for land around the Eco Park to connect with development already in that area
Statutory bodies responses to date	English Heritage, Ludlow: issues with the central historic core and setting of the town. Any further extension beyond the ring road would require a robust assessment of its landscape and visual impact and implications for the historic character of the town.

Site Assessment Summary

This site is north east of the town adjoining the Rocks Green affordable housing development. The site would provide a significant extension of Ludlow to the north east north of the A4117. Stage 2a scores the site positively on proximity to a primary school, bus stops, and amenity green space, children's play area and young people's recreational facility (allowing for the crossing of the A49), and for being within Flood Zone 1. It scores negatively on proximity to local park/garden and natural/semi-natural open space and for containing higher quality agricultural land. Overall, the sustainability of the site is considered to be fair. The site is visible from the north and west of the town and via wider views from the north east and the Landscape Sensitivity Study suggests no capacity for employment. Further extension of development in this area is not favoured by the community. The site is not considered to be appropriate as a preferred option in the SAMDev for employment development.

Conclusion

Potential windfall site	n/a
Realistic site	No. Other better alternatives available.

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.