

Cleobury Mortimer: Submission

Stage 1 Assessment

Summary Sheet

Housing Sites Assessment:

Settlement: Cleobury Mortimer

Site Ref	Site Name	Stage 2	Comments
CMO001	Premises of Muller England	Yes	But partly under construction.
CMO002	Land at Tenbury Road	Yes	
CMO003	Dudley Machine Tool Hire	No	Site not currently promoted
CMO004	Curdale Farm, A4117, C/M	No	Site not currently promoted
CMO005	New House Farm Tenbury Road	Yes	
CMO006	Station Road	Yes	
CMO007	Adj. Cemetery Ludlow Road	No	Site not currently promoted
CMO008	Catherton Road	Yes	
CMO009	Adj. Catholic Church Lower Street	No	Site not currently promoted
CMO010	Land rear of Lower Street	Yes	
CMO011	Rear of Manor House	No	Site not currently promoted
CMO012	North east of Catherton Road	No	Site not currently promoted
CMO013	Land at SHW containers, New Road	Yes	

Employment Sites Assessment:

Settlement: Cleobury Mortimer

Site Ref	Site Name	Stage 2	Comments
ELR071	Old Station Business Park, Neenton	Yes	
ELR139	Land at former JAG Glazing	Yes	
ELR140	Land adjoining Cleobury Mortimer Industrial Site, Tenbury Road	Yes	

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM001		Site Name: Premises of Muller England	
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	Two parts of the site are under construction - 10/01359/FUL Erection of 16 affordable residential units (10 houses and 6 flats) and 10/01358/REM. Remaining land area to be considered. Possible site for medical centre on land now owned by Parish Council.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Progress to Stage 2 assessment (part of site)

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM002		Site Name: Land at Tenbury 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	Current development boundary runs very closely along the north edge of the site (10-15m approx).
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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM003		Site Name: Dudley machine tool hire	
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 within 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	Y	Site not promoted

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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM004		Site Name: Curdale 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	Eastern edge of the 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	Y	Not promoted

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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM005		Site Name: Newhouse Farm, Tenbury 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	Current development boundary runs very closely along the north edge of the site (10-15m approx).
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.

Cleobury Mortimer: Submission

Stage 1 Site Assessment: Cleobury Mortimer

Site ref: CMO006sd		Site Name: Station Road (amended boundary)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	4.0ha
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 development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM007		Site Name: Adjacent to Cemetery, Ludlow 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	South East corner adjoins existing 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	Not promoted

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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM008		Site Name: Catherton 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	Southern boundary of site adjoins existing 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.

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM009		Site Name: Adj. Catholic Church, Lower 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	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not currently promoted

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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM010		Site Name: Land rear of Lower 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	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: Progress to Stage 2 assessment.

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM011		Site Name: Rear of Manor House	
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	Existing permission for extension to care home SS/1/08/21445/F
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not currently promoted

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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM012		Site Name: North East of Catherton 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	South-Eastern edge adjoins existing 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

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: CM013		Site Name: Land at SHW Containers, 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	
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.

Cleobury Mortimer: Submission

Note for Stage 1 assessment:

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 and subsequently confirmed to Shropshire Council
 - ii) SAMDev Issues and Options responses
 - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
 - iv) Shropshire Council's Employment Land Review

Cleobury Mortimer: Submission

Employment Sites Assessments

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: ELR071		Site Name: Old Station Business Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.5 ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	Part of overall site has permission for new workshop and turning area.
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: take forward to stage 2

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: ELR139		Site Name: Land at former JAG Glazing	
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: Proceed to stage 2

Cleobury Mortimer: Submission

Stage 1 Site Assessment: *Cleobury Mortimer*

Site ref: ELR140		Site Name: Land adj. Cleobury Mortimer Industrial Site, Tenbury Road	
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: *Proceed to stage 2*

Cleobury Mortimer: Submission

Housing Site Assessment: Stage 2a

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO001		Site Name: Premises of Muller England		
	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	

Cleobury Mortimer: Submission

Site ref: CMO001		Site Name: Premises of Muller England		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of 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	-	-	Very small area at south eastern corner is within Flood Zone 2/3
	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	+	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO002		Site Name: Land at Tenbury 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	-	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	-	North eastern tip of the site is within 300m
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden	-/0	-	

Cleobury Mortimer: Submission

Site ref: CMO002		Site Name: Land at Tenbury Road		
	Criteria	SA Score	Assessment	Comments
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	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO005		Site Name: New House Farm Tenbury 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:			Part of site used as allotment
	▪ an allotment	-/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	

Cleobury Mortimer: Submission

Site ref: CMO005		Site Name: New House Farm Tenbury Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of 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	0	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO006		Site Name:		
	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	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	High/medium in site specific study
	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	-	South eastern edge with 300m of Castle Toot motte castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cleobury Mortimer: Submission

Site ref: CMO006		Site Name:		
	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	-	-	Amall section of site within Flood Zone 3 along River Rea
	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	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO008		Site Name: Catherton 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 young people's recreational facility	-/+	+	
4	Landscape sensitivity high	-	0	Landscape sensitivity study: medium/low
	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	

Cleobury Mortimer: Submission

Site ref: CMO008		Site Name: Catherton Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat 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	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO010		Site Name: Land rear of Lower Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
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	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	Site within a Conservation Area

Cleobury Mortimer: Submission

Site ref: CMO010		Site Name: Land rear of Lower Street		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat 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	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	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: Cleobury Mortimer

Site ref: CMO013		Site Name: Land at SHW containers, New 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 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	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	Site within a Conservation Area

Cleobury Mortimer: Submission

Site ref: CMO013		Site Name: Land at SHW containers, New Road		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat 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	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	

Cleobury Mortimer: Submission

Notes for Stage 2a assessment

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

Cleobury Mortimer: Submission

Housing Site Assessments: Stage 2b

Site Ref: CMO001	Site Name: Premises of Muller England
Size (ha)	4.17 ha overall including part of the site already being developed on former Mullers England site. Two parcels of about 1.1 ha and 0.5 ha remain
Indicative capacity	33 (north) and 15 (south east)
General location	The site lies to the west of the centre of Cleobury within the current development boundary.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Currently used for employment use in north. Former units in the south east.
Topography	Flat
Adjoining land uses and boundary features	New residential units are being constructed to the southern and eastern boundary on former Muller England site. More established residential use to the west of the site. The northern boundary is a line of trees screening the A4117 main road through Cleobury Mortimer with trees also lining the southern boundary.
Local highway capacity/ constraints	Access is acceptable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The remaining site is urban and of a light industrial use in nature with a light industrial unit in the north west and an area where former units were sited in south east. The remaining areas are surrounded by residential uses to the south, east, and west. The SSDC Landscape Sensitivity Study did not cover this area.
Planning history or designations	Of the remaining area, planning history mainly concerned with industrial uses including new production area (SS/1988/68/P). Part of site was refused permission as part of redevelopment for residential use (SS/1/07/19947/O). History relating to permission for residential development on former Mullers England site as departure from Local Plan (SS1/08/20622/0 and 10/01358/REM). Identified as an Industrial Site within the SSLP under policy S2.
Land ownership, land agreements and delivery statements	The remaining parts of the site are in a number of ownerships.
Access to services/employment areas	The site is situated within the current built up area of Cleobury Mortimer and within walking distance of facilities on High Street.
Other constraints	No major site constraints.
General site related benefits	None identified.

Cleobury Mortimer: Submission

Transport and Highways related benefits	None identified.
Strategic fit	The site is brownfield land within the built up area and current development boundary of Cleobury Mortimer. It is in an area with existing employment designation and retention of employment in the town is viewed as important in consultation responses.
Other relevant information	Site for 92 dwellings and 16 affordable dwellings under construction to the East and South as of April 2011. Part of the site (north eastern area of approximately 0.4 ha) is now being developed for new medical centre (ref: 13/00429/FUL) and south has permission for 16 residential dwellings (ref: 12/03689/OUT). No supporting material submitted.

Comments from internal consultees, plus Environment Agency site specific comments *(refer to the whole site including area currently being developed)	
Heritage	No comments received.
Biodiversity	Protected Species: Possible bats, reptiles. Phase 1 required. Possible environmental network enhancement. Site adjacent to Environmental Network which will require buffering in site design.
Trees	Trees & hedgerows will be a minor constraint. Site mostly clear but mature trees/woodland block on south and SW boundaries.
Environmental Health	No comments received.
Drainage: Watercourse flooding	Watercourse on site. 1 flood forum record. 0.72 % of site in Flood Zone 3
Drainage: Surface water flooding	0.72 % of site in Intermediate zone for surface water flooding. 0.72% site in 1 in 200 (lowest probability) Deep zone for surface water flooding.
Drainage: Groundwater flooding	No comments received.
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	Further assessment/modelling would be needed

Community consultation response	<ul style="list-style-type: none"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: The JAG glazing site is possible for residential development however we would like to see some work from home units.</p>
Statutory bodies responses to date	No responses received.

Cleobury Mortimer: Submission

Site Assessment Summary

The site is within the existing development boundary adjoining the A4117 to the northern boundary. Stage 2a scores the site positively on proximity to bus stops, amenity green space, a children's play area and young people's recreational area. It also scores positively for its urban landscape character, and for containing previous industrial or potentially contaminative land use. The site scores negatively on proximity to the primary school and remaining facilities, and for being in the buffer of the conservation area. Overall, in sustainability terms the site is considered good.

Of the original site put forward residential development has taken place in the southern and eastern part of the site. There are two parcels in the north and south eastern corner remaining. Part of the site in the north is now being development for a medical centre whilst the majority of the remainder of the site to the northwest remains in current employment use. The south eastern corner is the site of a former glazing company which, although existing buildings have been cleared, is also under a current employment designation. This area now has outline permission for 16 dwellings. The importance of retaining employment within the town is recognised in the consultation responses received in the Issues and Options consultation and this site is identified in the current Local Plan as the main area of employment within the town (although the loss of some land to residential use is recognised). As brownfield land within the current boundary the merits could potentially be explored through the planning application process as 'windfall' development but the remaining areas are not considered appropriate to take forward in the SAMDev for housing allocation.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	No
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Cleobury Mortimer: Submission

Site Ref: CMO002	Site Name: Land at Tenbury Road
Size (ha)	1.12 ha
Indicative capacity	12
General location	Located on the south edge of Cleobury adjoining Whitcomb's Orchard. The site is located between another promoted site and business/employment development to the west and residential development to the east.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Pasture used for keeping horses.
Topography	Sloping rising from the north of the site to the south.
Adjoining land uses and boundary features	Northern boundary onto Tenbury Road contains trees and hedgerow. The eastern boundary is a housing estate built in the early 2000s. The western boundary faces onto another promoted site which is low level agricultural use. Southern boundary contains hedgerow.
Local highway capacity/ constraints	Access is acceptable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Fairly steeply sloping site from north to south with strong tree vegetation along northern edge onto the roadside. Hedgerow on the southern boundary which generally screens view from wider landscape. The site has potential for housing but needs most of the screening on northern boundary to be retained. The southern edge would be visible at points within the town but sits next to existing residential development. Landscape sensitivity and housing capacity: Medium (The SSDC Landscape Sensitivity Study assessed this site in combination with CMO005)
Planning history or designations	Two Applications for housing development refused in the 1970s. Whitcomb's Orchard on adjacent site granted permission under 1/00/10888/F (2000) 1/01/11817/F (2002)
Land ownership, land agreements and delivery statements	In single ownership, promoted by agent.
Access to services/employment areas	Site is within walking distance of town centre services and amenities, and bus stops.
Other constraints	The initial steepness of the slope up from Tenbury Road is a constraint on the site that would have to be mitigated. The promoter has provided highways access material to indicate acceptability of potential access.
General site related benefits	None identified

Cleobury Mortimer: Submission

Transport and Highways related benefits	None identified
Strategic fit	Could form part of the growth area in combination with adjacent site and potential (MTRP) employment development further west along Tenbury Road. Could potentially form part of a comprehensive, coordinated scheme with CMO005.
Other relevant information	Promoter has provided a Drainage Assessment, Highway Access Statement, Landscape Appraisal and Extended Phase One Habitat Survey. The extended phase survey identifies overall low ecological value and potential for effects of development to be mitigated through specific measures at detailed development stage. The promoter has provided indicative layouts suggesting options for 12 dwellings. Outline application approved subject to S106 agreement (ref: 13/02548/OUT)

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site will not affect the setting of the Scheduled Ancient Monument
Biodiversity	Protected Species: Possible bats, reptiles, Great Crested Newts if major application as pond within 250m. Phase 1 required (An Extended Phase 1 Study has been completed). Possible environmental network enhancement.
Trees	Trees and Hedgerows will be a minor constraint. Mature trees and hedgerows on boundaries.
Environmental Health	No comments received.
Drainage: Watercourse flooding	1 flood forum record
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.
Environment Agency	No comments received.

Community consultation response	<ul style="list-style-type: none"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: consider the site to be acceptable for housing development.</p> <p>Preferred Options – Some concerns were raised about the density of site at preferred options.</p> <p>Revised Preferred Options – reduction in site density largely welcomed.</p>
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Cleobury Mortimer: Submission

Statutory bodies responses to date	No comments received at this stage
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Site Assessment Summary

This site is situated on Tenbury Road adjacent to the existing residential development to the south of Cleobury. Stage 2a scored the site positively for proximity to bus stops, children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to three remaining facilities, primary school, and for containing higher quality agricultural land. It also scored negatively for being within the 300m buffer of the Wayside Cross SAM and conservation area. Although Stage 2a highlighted the site was within the 300m buffer of the Wayside Cross SAM and the conservation area, development here is not considered to affect their setting. Overall, the sustainability of the site is considered fair.

The site comprises fields used for keeping horses and is bounded by residential development to the east and another promoted site to the west. The site is initially fairly steeply sloping rising from Tenbury Road to the south but is well screened to each boundary. The design of any development would have to take account of the slope and be sensitively designed. Flood risk on the site is negligible and there are opportunities to implement SUDs. Access is achievable off the Tenbury Road. The site is considered appropriate for inclusion in the SAMDev as a preferred site.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - A greenfield site well related to existing development on Tenbury Road. New housing development to be sensitively designed respecting the sloping nature of the site.
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Cleobury Mortimer: Submission

Site Ref: CMO005	Site Name: New House Farm, Tenbury Road
Size (ha)	0.57 ha (around 0.4 ha developable)
Indicative capacity	7 (part of the site is used as access to New House Farm so around 0.4 is developable)
General location	Located on the southern edge of Cleobury adjoining the current development boundary. The site is located between business/employment development to the West and promoted site and residential development to the East.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Mainly grassed with some private allotment use includes access road to New House Farm.
Topography	Sloping up from north to south
Adjoining land uses and boundary features	North of the site is an established residential area. The northern boundary onto Tenbury Road contains hedgerow and trees. The eastern boundary comprises trees and hedgerow lining the field boundary currently used for keeping horses. The western boundary faces onto New House Farm itself and an employment area with a vets practice. The southern boundary is mostly screened to Hobsons Brewery.
Local highway capacity/ constraints	Access is acceptable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Fairly steeply sloping site from north to south with strong tree vegetation along northern edge onto the roadside. Hedgerow on the southern boundary which generally screens view from wider landscape. The site has potential for housing but needs most of the screening on northern boundary to be retained. Landscape sensitivity and housing capacity: Medium (The SSDC Landscape Sensitivity Study assessed this site in combination with CMO002)
Planning history or designations	No significant planning history or designations. Application SS/1/06/18459/F granted for creation of vehicular and pedestrian access to New House Farm.
Land ownership, land agreements and delivery statements	The site is in single ownership.
Access to services/employment areas	Site is within walking distance of town centre services and amenities, and bus stops.
Other constraints	Slight slope from Tenbury Road. No other constraints.
General site related benefits	None identified

Cleobury Mortimer: Submission

Transport and Highways related benefits	None identified
Strategic fit	Could form part of the growth area in combination with adjacent site and potential (MRTP) employment development further west along Tenbury Road. Could potentially form part of a comprehensive, co-ordinated scheme with CMO002.
Other relevant information	Site promoter has confirmed allotments are in private use. No further information submitted.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Protected Species: Possible bats, reptiles, Great Crested Newts if major application as pond within 250m. Phase 1 required. Possible environmental network enhancement.
Trees	Trees and Hedgerows will be a minor constraint. Mature trees and hedgerows on boundaries.
Environmental Health	No comments received.
Drainage: Watercourse flooding	1 flood forum record.
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
Environment Agency	No comments received

Community consultation response	<ul style="list-style-type: none"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: consider the site to be acceptable for housing development.</p> <p>Preferred Option – largely supportive of identification of the site</p>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site is situated on Tenbury Road next to another promoted site to the east and New House Farm to the west. Stage 2a scored the site positively for proximity to bus stops,

Cleobury Mortimer: Submission

children's play area and amenity green space and for being within Flood Zone 1. It scored negatively for proximity to the primary school and remaining facilities, for being partly in use as an allotment (although private) for containing higher quality agricultural land. It is within the buffer of the conservation area although the site is not expected to unduly impact on the conservation area. Overall, the sustainability of the site is considered fair.

The site comprises a sloping mainly grassed area which also provides an access to New House Farm. Flood risk on the site is negligible and there are opportunities to implement SUDs. The access road to New House Farm limits potential on the site and further landscape buffering to limit impact of the brewery situated to the south of the site would be needed. The design of any development would have to take account of the slope and be sensitively designed. More detailed assessment also highlights the need for further work to assess potential impacts on protected species. The site is considered to be an appropriate site for inclusion as a preferred site in the SAMDev.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes - A small greenfield site well related to existing development. New development to be sensitively designed subject to further screening from the brewery south of the site and improvements to present access road.
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Cleobury Mortimer: Submission

Site Ref: CMO006	Site Name: Land at Townsend
Size (ha)	4.00 in total
Indicative capacity	Potentially some capacity (around 15-20) within south western area avoiding steeper sloping area of the site in the north and east.
General location	Located on the eastern edge of Cleobury Mortimer.
Brownfield or Greenfield	Greenfield (although the overall site does include a small area at Townsend inside the current development boundary)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Pasture
Topography	The site slopes from the south western end of the site towards the river which runs along the north eastern/eastern boundary.
Adjoining land uses and boundary features	Primarily adjoins residential uses to the south and south western boundaries. Immediately adjoins the river and agricultural uses to the north and east. To the southerly edge is the A4117 and residential development. The site is bounded by trees.
Local highway capacity/ constraints	Access not currently acceptable. Would be achievable based on scale of development.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	<p>The area consists of a number of pastoral fields on a fairly steep valley side running down to the River Rea. There are a number of mature trees particularly riparian vegetation and outgrown hedges. There are a cluster of low-key smallholding buildings to the south west up the slope partially integrated by mature vegetation and partially screening the housing estate beyond. The area lies on the main A4117 eastern approach to the town and provides a positive introduction and setting both the town and the river corridor. The area is also overlooked by the B4363 to the north east with the church spire visible above it. Landscape capacity: high/medium</p> <p>There is almost no capacity for housing in this area as it provides a positive rural approach to the town providing an essential setting to the river valley. The maximum that could be accommodated is one house within the Townsend complex providing it did not substantially change the semi-rural character of this part of the site and was not visible from the A4117. Housing capacity: medium/low</p>
Planning history or designations	Application for outline planning permission rejected (dismissed on Appeal in 1982) (SS/1981/7/O/) SS/1989/581/O/ for 30 houses rejected in 1989. Planning history related to Townsend buildings. Partly within existing development boundary.
Land ownership, land agreements and delivery statements	In single ownership. Promoted by agent.
Access to services/employment areas	The site is on the eastern edge of the town with the majority of services located on Church Street and Lower Street in the centre of the town.

Cleobury Mortimer: Submission

Other constraints	Small area of flood risk to the eastern edge of the site along River Rea. Local power lines cross the site.
General site related benefits	None
Transport and Highways related benefits	None identified
Strategic fit	None
Other relevant information	No further information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Earthwork remains of a number of lynchet banks present on site together with the possible site of a watermill - archaeological assessment and possibly evaluation necessary prior to submission
Biodiversity	Possible bats, water voles, reptiles. Extended Phase 1 required. Within the environmental network. Possible environmental network enhancement.
Trees	Trees and hedgerows will be a significant constraint.
Environmental Health	No comment
Drainage: Watercourse flooding	Water course within 50m. Two flood forum records. 9.75% of site in flood zone 2 3.56% in flood zone 3a. Known flood risk on part of site.
Drainage: Surface water flooding	13.96 % of site in less zone for surface water flooding 12.12% of site intermediate zone. 8.1% in more zone. 1.20% of site in 30 year shallow zone fore surface water flooding. 1.66% of site in deep zone. Some known risk
Drainage: Groundwater flooding	Less than 25% susceptible to ground water flooding.
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comment
Environment Agency	No comment

Community consultation response	<ul style="list-style-type: none"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: (at Issues and Options stage) the main development should be to the East of the town to ease congestion in the town centre. We would therefore welcome development on Townsend.</p>
Statutory bodies responses to date	None received

Cleobury Mortimer: Submission

Site Assessment Summary

This site is situated on the eastern edge of Cleobury Mortimer and incorporates some buildings within the development boundary at Townsend. Stage 2a only scores the site positively on proximity to bus stops and amenity green space. The site scores negatively on proximity to the primary school and remaining facilities, for being in the buffer of the conservation area and a Scheduled Ancient Monument, for containing higher quality agricultural land, and for containing an (albeit very small) area of Flood Zone 3. Overall, in sustainability terms, following this approach, the site is considered to be fair.

This is a realistic site for some development in the south west portion of the site towards Townsend itself only if safe and suitable access could be achieved. The landscape sensitivity appraisal highlights that the site plays an important role in the setting of Cleobury Mortimer on the eastern approach and the site drops steeply towards the river. The assessment shows some flood risk by the River Rea. Given these considerations and the presence of more appropriate sites elsewhere in Cleobury Mortimer to meet the overall housing need it is not considered that this site should be preferred for residential development in the SAMDev Plan. A small area around Townsend is within the current development boundary and has some potential for some limited windfall development subject to planning approval.

Potential windfall site	No - (only on western edge at Townsend which is within current development boundary)
Realistic site	Yes

Recommendation

Preferred option	No
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Cleobury Mortimer: Submission

Site Ref: CMO008	Site Name: Catherton Road
Size (ha)	3.24 ha
Indicative capacity	81
General location	Adjoining the north western edge of the current development boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural/grazing
Topography	Rises from Catherton Road in the east to the western edge of the site.
Adjoining land uses and boundary features	The southern boundary is adjoined by established residential area and cemetery. The northern and western boundaries adjoin open agricultural fields.
Local highway capacity/ constraints	Access not currently acceptable, would be achievable based on development scale.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	Landscape sensitivity: medium/low. This is sloping pasture that gets steeper towards the western boundary with low cut hedgerow and some trees to the south and east. The site is fairly well enclosed being mainly visible from the north estate edges of the settlement. Housing capacity: high/medium
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	Believed to be in single ownership.
Access to services/employment areas	Pedestrian/cycle links south of Cleobury Meadows to Lacon Childe School and shops and facilities at centre of Cleobury via footpath.
Other constraints	Possible future expansion of the cemetery may impact on the site or potential access to the site via the A4117.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Reponses to Issues and Options raised local concerns with further development in the Catherton Road area. It could add to traffic flow issues further west of the town centre with Catherton Road being narrow and 4117 junction identified locally as being a constrained junction.
Other relevant information	No further information submitted.

Cleobury Mortimer: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received at this stage.
Biodiversity	Protected Species: Possible reptiles, Great Crested Newts if major application as pond within 250m. Phase 1 required. Possible environmental network enhancement.
Trees	Trees and Hedgerows will be a minor constraint. Mature trees and hedgerows on boundaries.
Environmental Health	No comments received
Drainage: Watercourse flooding	Watercourse is within 50m of site boundary which may need modelling. Negligible risk.
Drainage: Surface water flooding	4.31% in intermediate zone for surface water flooding and 14.48% of site in 1 in 200 (lowest probability) year event for shallow flooding
Drainage: Groundwater flooding	No comments received.
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"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: It is felt the Catherton road area would be unsuitable for development as there is a serious issue regarding the size of the existing road. The only way any development would be able there would be if a new access road was built west of the cemetery linking into the existing road past the current developments.</p>
Statutory bodies responses to date	No comments at this stage.

Site Assessment Summary

This site is located to the north of Cleobury adjacent to the existing development boundary. The site comprises an agricultural field sloping gently away from Catherton Road and gains in steepness close to the western boundary. In Stage 2a the site scored positively in terms of proximity to bus stops, amenity green space and young people's recreational area and for being within Flood Zone 1. It scored negatively on proximity to primary school, the remaining amenities and for being on better agricultural land. Overall, the site is considered to be fair in sustainability terms.

More detailed assessment highlights concerns over access to the site. There are also local concerns over the narrowness of Catherton Road and the capacity of A4117/Catherton Road

Cleobury Mortimer: Submission

junction where a listed Toll House reduces potential for further enhancement. There were also a number of responses against the site coming forward at SAMDev Issues and Options stage and the Parish Council also raised concerns over access. The site could only be considered realistic should suitable access be achieved but is not considered appropriate to take forward as a preferred option in the SAMDev.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cleobury Mortimer: Submission

Site Ref: CMO010	Site Name: Land rear of Lower Street
Size (ha)	0.5 ha
Indicative capacity	15
General location	The site is within the current development boundary and inside the Conservation Area. The site lies in a fairly central location in the eastern half of the settlement.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Unused backland
Topography	Gentle slope dropping from west to east
Adjoining land uses and boundary features	The site is surrounded by back gardens of residential dwellings to the north and east and to the south, which is a mix of commercial and residential uses on the main road through Cleobury (Lower Street/Church Street).
Local highway capacity/constraints	Further information is required about the access point. There are concerns about suitability of the access road.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is currently unused scrub with a mix of vegetation surrounded by established residential areas with a public house/commercial development to the south on Lower Street. The site has a gentle slope rising from east to west. The site is within the Conservation Area. The SSDC Landscape Sensitivity Study did not cover this area.
Planning history or designations	The site has previous planning history. Application 1/01/12754/F for the demolition of dwelling and the erection of 19 dwellings was refused and dismissed on appeal (Appeal Ref: APP/K3225/A/02/1094255) on highway safety and free flow of traffic grounds and effect on conservation area. SS/1/02/13700/F for residential development also refused.
Land ownership, land agreements and delivery statements	Believed to be in single ownership.
Access to services/employment areas	The site is close to primary school and bus stops with regular services. The site is within easy walking distance of the shops/services on the High Street.
Other constraints	The site is only accessible via Furlongs Road (via demolition of an existing dwelling). Development of the site would have to compliment the Conservation Area.
General site related benefits	Sensitive development could bring area into positive use.
Transport and Highways related benefits	None identified.
Strategic fit	Not considered to compliment or conflict with the strategic development of Cleobury. Potential to come forward as windfall during the Plan Period.

Cleobury Mortimer: Submission

Other relevant information	No further information submitted by the site promoter.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site located within historic core of town within a group of tenement plots of medieval date - possible significant archaeological impact
Biodiversity	Protected Species: Possible reptiles and Great Crested Newts if major application as pond within 250m. Phase 1 required.
Trees	Trees and hedgerows will be a limiting constraint - Scrub woodland developing in an open area within the conservation area with some mature trees
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
Environment Agency	No comments received

Community consultation response	<ul style="list-style-type: none"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>CMPC: The land behind Lower Street we would recommend for low density large bungalows or retirement based properties noting the access will not stand a lot of motor traffic.</p>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site comprises backland located within the current development boundary north of Church Street/Lower Street. In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space, children's play areas and young people's recreational facility and for being urban in landscape character and in Flood Zone 1. It scored negatively due to being within the Conservation Area and proximity to remaining amenities. Overall, the sustainability of the site is considered to be good.

Cleobury Mortimer: Submission

The site is constrained by highway access. However, there may be the possibility of creating access via Furlong Road depending on the scale of development proposed and demolition of an existing building at the end of that road (as envisaged in previous application). The detailed assessment also flags up potential significant archaeological impacts of the site. As a site within the current development boundary with significant access issues, the site is not considered appropriate for allocation as a preferred option within the SAMDev Plan. It has potential to be considered through the planning application process as windfall.

Conclusion

Potential windfall site	Yes
Realistic site	No

Recommendation

Preferred option	No
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Cleobury Mortimer: Submission

Site Ref: CMO013	Site Name: Land SHW containers
Size (ha)	0.48
Indicative capacity	15
General location	Located towards the eastern edge of the centre of Cleobury on the edge of the Conservation Area.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Used as factory/storage
Topography	Flat
Adjoining land uses and boundary features	The site is surrounded by established residential uses. Adjoining uses include predominantly back gardens of dwellings with some hedge row coverage and fencing as boundary features.
Local highway capacity/ constraints	Access is acceptable. Current access is suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is urban in character and predominantly made up of industrial units and storage sheds. The site sits within an established residential area. The site is within the Conservation Area. The site was not considered in the SSDC Landscape sensitivity and capacity study.
Planning history or designations	Planning history in 1970s and 1980s in relation to use as industrial units. Part of north of site was refused permission for erection of a block of 4 x 1 bedroom flats and alteration to existing vehicular and pedestrian access (SS/1989/231/P) . Present application for 22 dwellings is currently being considered (11/04519/FUL)
Land ownership, land agreements and delivery statements	In single ownership.
Access to services/employment areas	The site is close to primary school and bus stops with regular services. The site is within easy walking distance of the shops/services on the high street.
Other constraints	The site is within the Conservation Area and the design of any development will have to reflect the aims of this designation.
General site related benefits	Development of the site would potentially aid relocation of the existing business.
Transport and Highways related benefits	None identified
Strategic fit	The site is Brownfield land within the town. Potential to possibly come forward as windfall during the Plan Period.
Other relevant information	No further information has been submitted by the site promoter. Application for 21 residential units now approved on the site.

Cleobury Mortimer: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site located on edge of historic core of town just beyond group of tenement plots of medieval date - possible archaeological impact
Biodiversity	Protected Species: Possible bats (if buildings remain on site may meet trigger), reptiles, Great Crested Newts if major application as pond within 250m, reptiles. Phase 1 required. Possible environmental network enhancement.
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	< 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"> • Significant concern over development to the west of Cleobury with regards to the approach to the town • Concern over impacts on Catherton Road from further development in this area • Some support for development to the east and south of Cleobury • Support for retaining employment uses within the town. <p>PC: The Box factory on New Road could be a good site for housing if they could relocate.</p> <p>The site was put forward following consultation on the Issues and Options stage.</p>
Statutory bodies responses to date	No comments received.

Site Assessment Summary

The site is located within the current town boundary towards the east of the town centre. In Stage 2a the site scored positively regarding proximity to bus stops, the primary school, amenity green space and play areas, and for being urban in landscape character and in Flood Zone 1. It scored negatively for proximity to remaining amenities and due to being within the Conservation area. Overall, the sustainability of the site is considered to be good.

Cleobury Mortimer: Submission

The site is brownfield land made up of small factory units within the existing built up area of Cleobury Mortimer on the eastern edge of the Conservation Area. Detailed assessment highlights that there is an application for residential use on the site which has now been approved.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	No
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Notes to Stage 2b assessment:

1. 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.
2. 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.

Cleobury Mortimer: Submission

Employment Site Assessment: Stage 2a

Settlement: Countryside (nr Cleobury Mortimer)

Site ref: ELR071		Site Name: Old Station Business Park		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	

Cleobury Mortimer: Submission

Site ref: ELR071		Site Name: Old Station Business Park		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
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	+	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: *Cleobury Mortimer*

Site ref: ELR139 CM		Site Name: Land at former JAG Glazing		
	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	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high	-	+	urban
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	Site within 300m of a Conservation Area

Cleobury Mortimer: Submission

Site ref: ELR139 CM		Site Name: Land at former JAG Glazing		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	
7	Designated habitat 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	-	-	South eastern tip of site 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	+	

Cleobury Mortimer: Submission

Site Assessment: Stage 2a

Settlement: *Cleobury Mortimer*

Site ref: ELR140		Site Name: Land adj. Cleobury Mortimer Industrial Site, Tenbury 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	-/+	+	Only at northern edge 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:			
	▪ 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	

Cleobury Mortimer: Submission

Site ref: ELR140		Site Name: Land adj. Cleobury Mortimer Industrial Site, Tenbury 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	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	

Cleobury Mortimer: Submission

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

Cleobury Mortimer: Submission

Employment Site Assessments: Stage 2b

Site Ref: ELR071	Site Name: Land at The Old Station Business Park
Size (ha)	0.5 ha (0.3 ha including existing planning permission)
Indicative capacity	workshops/industrial
General location	North of existing Old Station Business Park, around a 1km north east Cleobury Mortimer
Brownfield or Greenfield	Brownfield/Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Partly part of business estate partly scrub
Topography	Slopes downwards from east to west.
Adjoining land uses and boundary features	Adjoins existing business park to the south
Local highway capacity/ constraints	Access through existing business estate.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrade to Sewage Treatment Works - Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. - Stockton and Cleobury Mortimer Electricity Reinforcement - Junction capacity and safety improvements where necessary to facilitate development <p>(Cleobury Mortimer)</p>
Inherent landscape character²	Not covered in the Bridgnorth Landscape Sensitivity Study. Moderate landscape value in the Shropshire Landscape Character Assessment.
Planning history or designations	11/00070/FUL currently extant for workshop and turning area. Significant history relating to business/industrial use on adjoining land to the south.
Land ownership, land agreements and delivery statements	In ownership of existing business park owner.
Access to services/employment areas	Adjacent to existing employment provision. Situated off B4363 around 1km from Cleobury Mortimer.
Other constraints	None identified
General site related benefits	Site acts as extension to existing business allowing for sensitive future development of employment uses.
Strategic fit	The Employment Land Review assesses Cleobury Mortimer as having a limited supply of employment land and identifies the need for an additional 1.0 ha of land. The Employment Land Review identifies the need to cater for workshops, small offices, freehold industrial premises and grow on industrial units. Although this site is not within Cleobury Mortimer itself it adjacent to an existing business and is capable of further sensitive future development of employment uses.
Other relevant information	None

Comments from internal consultees

Cleobury Mortimer: Submission

Heritage	No comments
Biodiversity	Possible bats, reptiles, great crested newts. Extended phase 1 required. Possible environmental network enhancement.
Trees	Trees and hedgerows are minor constraint. Potential for compensatory planting.
Public Protection	No comments
Drainage: Watercourse flooding	No known risk.
Drainage: Surface water flooding	No known risk.
Drainage: Groundwater flooding	Less than 25% 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	<p>CMPC identify possibility of expansion opportunity at Issues and Options stage. Neen Savage PC recognised the role of the existing business park in their parish area.</p> <p>Revised Preferred Options - A number of commented that there was no need for more land to be used for employment in this location as an unrelated application for conversion from agriculture to business use permitted at another site in Neen Savage earlier in 2013. Others commented that there was no need for more land to be identified as the existing area was not full and that any new employment development in the area should be located in Cleobury Mortimer as the identified key centre. Some responses regarded this as being the right area to expand into should expansion take place of the Old Station Business Park.</p>
Statutory bodies responses to date	No comments for this site

Site Assessment Summary

This site is north east of Cleobury Mortimer adjoining the existing Old Station Business Park. Stage 2a scores the site positively on for being in Flood Zone 1 and for containing a previous industrial uses. The site scores negatively on proximity to bus stops, amenities and facilities, and for containing higher quality agricultural land. Overall, in sustainability terms, following this approach, the site is considered to be fair. This site is capable of accommodating further small scale economic development to extend an existing business park in this rural location (beyond area with extant permission). It is considered to be preferred as an allocation to help meet employment needs of the wider Cleobury Mortimer area. Consideration should be given to compensatory planting to enhance screening.

Conclusion

Potential windfall site	n/a
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Cleobury Mortimer: Submission

Realistic site	Yes
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Recommendation

Preferred option	Yes – capable of accommodating further employment development with consideration of further screening.
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Cleobury Mortimer: Submission

Site Ref: ELR139 CM <i>(part CMO001)</i>	Site Name: Land at former JAG Glazing Site
Size (ha)	0.55
Indicative capacity	Light industrial/office
General location	The site lies to the west of the centre of Cleobury within the current development boundary.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Not currently in use
Topography	Flat
Adjoining land uses and boundary features	New residential units are being constructed to the western boundary on former Muller England site. More established residential use to the east of the site. Trees also lining the southern boundary.
Local highway capacity/ constraints	Access currently acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. • Stockton and Cleobury Mortimer Electricity Reinforcement • Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	No site specific assessment, low general sensitivity due to urban nature of the site.
Planning history or designations	<p>Inside the settlement boundary. Planning history relates to uses as employment area and applications in relation to adjoining residential uses. Designated under Policy S2 of the SSLP.</p> <p>Recent planning application for residential use approved pending completion of Section 106 legal agreement. The application included evidence of the lack of viability of employment use on this site.</p>
Land ownership, land agreements and delivery statements	Promoted through the SHLAA as part of CMO001.
Access to services/employment areas	Within walking distance of town centre services and facilities.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	The Employment Land Review assesses Cleobury Mortimer as having a limited supply of employment land and identifies the need for an additional 1.0 ha of land. The Employment Land Review identifies the need to cater for workshops, small offices, freehold industrial premises and grow on industrial units. The site could help contribute to the retention of employment uses

Cleobury Mortimer: Submission

Site Ref: ELR139 CM (part CMO001)	Site Name: Land at former JAG Glazing Site
	within the town on brownfield land.
Other relevant information	No further information.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected Species: Possible bats, reptiles. Phase 1 required. Possible environmental network enhancement. Site adjacent to Environmental Network which will require buffering in site design.
Trees	Trees & hedgerows will be a minor constraint. Site mostly clear but mature trees/woodland block on south and SW boundaries.
Environmental Health	n/a
Drainage: Watercourse flooding	Very small area of site is within Flood Zone 3 along southern boundary. Flood forum issue – riparian maintenance of watercourse.
Drainage: Surface water flooding	Across south of site and north west corner.
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	Support for retaining employment uses within the town. Preferred Option – identification of the site was largely supported although site promoter suggested not available for employment use due to lack of viability
Statutory bodies responses to date	n/a

Site Assessment Summary

This is the site of a former glazing company within the development boundary. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes and may provide an opportunity to re-use previously developed land and address contamination from former uses. It scores negatively for being within the buffer of a conservation area and for a very small proportion containing Flood Zone 3. Overall, it is considered good in sustainability terms.

More detailed assessment in Stage 2b indicates that the brownfield site now sits within a primarily residential due to loss of majority of Mullers England site from employment use. It is no longer considered to be available for future employment use following resolution by Shropshire Council to approve planning permission for 16 dwellings. It is not considered to be realistic option or a preferred option.

Conclusion

Potential windfall site	n/a
Realistic site	No

Cleobury Mortimer: Submission

Recommendation

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

Site Ref: <i>ELR140</i>	Site Name: Land adj. Cleobury Mortimer Industrial Estate, Tenbury Road
Size (ha)	0.7 ha
Indicative capacity	Range of B1, B2 and B8 uses
General location	The site lies to the west of existing employment uses on Tenbury Road south west of Cleobury Mortimer.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agricultural
Topography	Slight slope to the south
Adjoining land uses and boundary features	Adjoins existing employment area to the east, residential area north of Tenbury Road and agricultural land to south and west.
Local highway capacity/ constraints	Access currently acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrades to sewerage infrastructure: Any development to the north west, west or south west would need detailed hydraulic modelling assessments. • Stockton and Cleobury Mortimer Electricity Reinforcement • Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site is situated next the existing site with a range of employment uses. It comprises an agricultural field rising from north to south with hedgerow onto the Tenbury Road. Not covered in Landscape Sensitivity Study. Moderate value in Shropshire Landscape Character Assessment.
Planning history or designations	Next to site designated under Policy S2 of the SSLP. Application (12/00782/OUT) for employment use recently received and pending consideration.
Land ownership, land agreements and delivery statements	In single ownership – partly identified as part of Market Towns Revitalisation Programme.
Access to services/employment areas	Within walking distance of town centre services and adjoining current employment uses.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a

Cleobury Mortimer: Submission

Site Ref: <i>ELR140</i>	Site Name: Land adj. Cleobury Mortimer Industrial Estate, Tenbury Road
Strategic fit	The Employment Land Review assesses Cleobury Mortimer as having a limited supply of employment land and identifies the need for an additional 1.0 ha of land. The Employment Land Review identifies the need to cater for workshops, small offices, freehold industrial premises and grow on industrial units. The site is situated next to an existing designated employment area at New House Farm.
Other relevant information	The site has been identified as part of the Shropshire Council Market Towns Revitalisation Programme. A public right of way crosses the site (footpath) and would need to be taken into account within a scheme.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected Species: Possible badgers. Possible Great Crested Newts, if major application, as pond with 250m. Enhancements to environmental network welcome. Ecological assessment not needed.
Trees	Existing trees/hedgerows will not be a significant constraint on development of the site. New tree or hedgerow planting in the site design would be welcome.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	Support for retaining employment uses within the town. Preferred Options – the identification of this site was largely supported.
Statutory bodies responses to date	n/a

Site Assessment Summary

This is a site situated in the south western edge of Cleobury Mortimer along Tenbury Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus routes. It scored negatively for containing higher quality agricultural land. Overall the sustainability of the site is judged to be fair.

Detailed assessment shows the site adjoins an existing employment area on Tenbury Road and a recent outline application for employment development has been submitted for consideration. The site has been put forward as part of the Council's Market Towns Revitalisation Programme. The site is capable of accommodating the full range of employment uses.

Conclusion

Potential windfall site	n/a
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Cleobury Mortimer: Submission

Realistic site	Yes
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Recommendation

Preferred option	Yes – site could accommodate the full range of employment uses next to existing site with employment uses.
If Yes, Key Development Issues from Assessment	Land to the west of the Cleobury Mortimer Industrial Estate forming an extension to the estate as a project within the Market Town Revitalisation Programme. The site offers the opportunity for the full Class B1/B2/B8 uses to be developed to strengthen and diversify the local economy and to provide key local employment opportunities within Cleobury Mortimer.

Cleobury Mortimer: Submission

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.