

CLEOBURY MORTIMER SITE ASSESSMENTS

**In support of the
Cleobury Mortimer Neighbourhood
Development Plan 2020-2038**

**REGULATION 14 DRAFT
June 2020**

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Introduction

1. The Planning System should be genuinely plan led and provides a framework for addressing housing needs and other economic, social and environmental priorities.¹ The Development Plan must include strategic policies to address each local planning authority's (LPA's) priorities for the development and use of land in its area.² Strategic policy-making authorities should establish a housing requirement figure for their whole area and also for neighbourhood plan areas.³
2. Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make.⁴
3. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies.⁵
4. Shropshire Council is currently in the process of undertaking a review of available housing land and has consulted widely upon its Shropshire Council Strategic Land Availability Assessment. In the November 2018- January 2019 consultation on Preferred Sites, the Local Planning authority indicated that in the Cleobury Mortimer settlement, the Neighbourhood Plan would be expected to accommodate the housing requirement for 138 dwellings and 1 ha of employment land in the period up to 2038.
5. The Cleobury Mortimer Neighbourhood Development Plan (CMNDP) is being prepared in parallel with the emerging Local Plan and is the vehicle for housing and economic development land allocation.
6. This document sets out the Town Council's case for allocating land relying first upon evidence provided by the LPA and then by applying local evidence and justification.
7. The report has made the following recommendations:
 - a. 3.5 ha of land is allocated at Ludlow Road for up to 70 dwellings, 0.5 ha of land for a cemetery extension and provision of 1.7 ha of open space and recreation at Larks's Rise.
 - b. 3.7 ha of land is allocated at Tenbury Road for up to 70 dwellings.
 - c. Land South of Tenbury Road, Cleobury Mortimer is allocated for B1-B8 uses.
8. The document is set out in two parts: residential allocation and employment allocation

¹ NPPF 15.

² NPPF 17.

³ NPPF 65.

⁴ Planning Practice Guidance, Paragraph: 103 Reference ID: 41-103-20190509.

⁵ Planning Practice Guidance, Paragraph: 009 Reference ID: 41-009-20190509.

PART 1: RESIDENTIAL ALLOCATION

Shropshire Council Strategic Land Availability Assessment (November 2019)

“Stage 1 Assessment”

9. Shropshire Council undertook its Strategic Land Availability Assessment (SLAA) in November 2018. The SLAA is a technical assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. As such, the SLAA incorporates the process formerly known as the Strategic Housing Land Availability Assessment (SHLAA).
10. The SLAA represents a key component of the evidence base which will support the Shropshire Council Local Plan Review. References to the suitability of a site for open market residential development or residential development within this assessment relate to open market residential development which provides an appropriate affordable housing contribution at the relevant prevailing rate. References to the suitability of a site for employment development within this assessment relates to employment development of a use class appropriate to the site and its setting. It was based on a call for sites in Spring 2017.
11. Development potential is the consideration of a site’s capacity for various forms of development. This should be informed by current and emerging planning policy.
12. For the purpose of this assessment, standard assumptions have been applied to calculate development potential. Residential capacity = 30 dwellings per hectare, except for the limited number of small sites of less than 0.2 hectares which are considered capable of delivering 5 or more dwellings or 500m² floorspace of economic development⁶.
13. The SLAA considered the following sites in the first assessment (**Table 1**) . This first assessment concluded that all Cleobury Mortimer sites were acceptable in principle and required further consideration, with the exception of CMO017 which was rejected.

TABLE 1 STAGE 1 SITE ASSESSMENT BY LOCAL PLANNING AUTHORITY

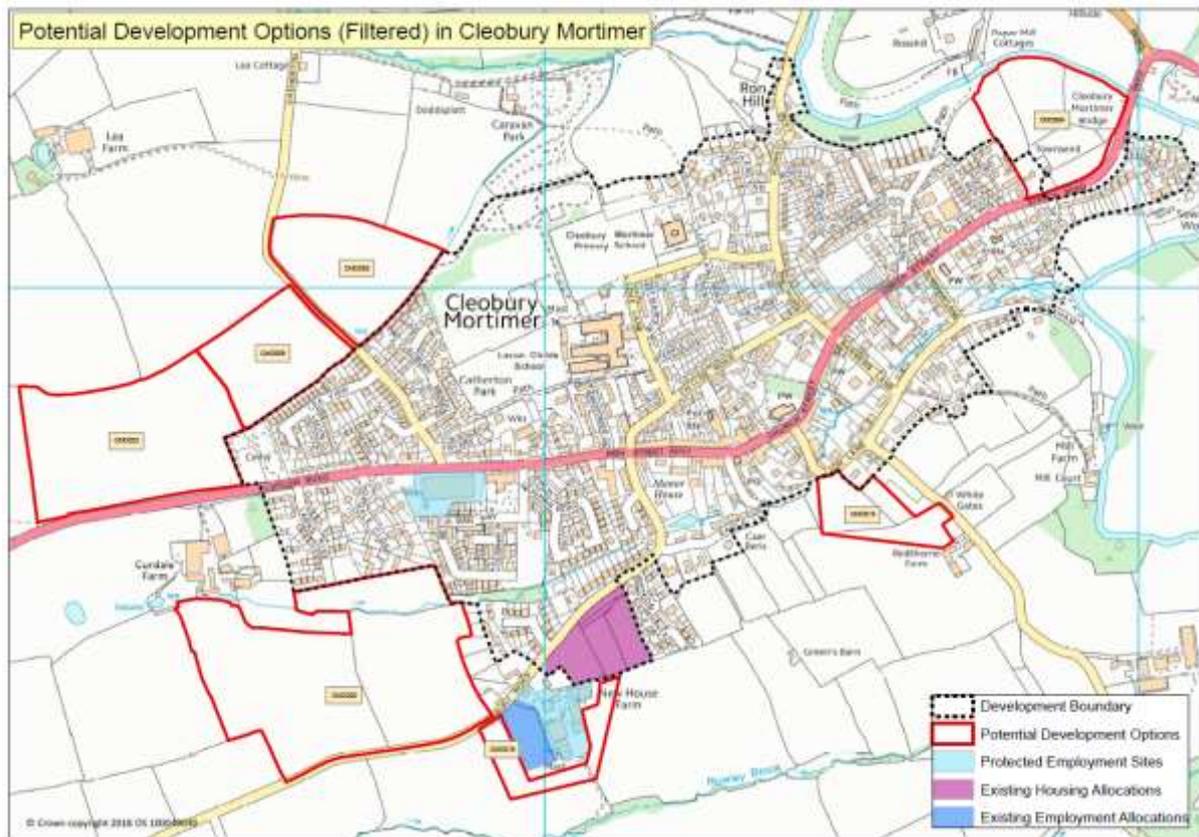
Site reference	Location	Residential overall conclusion	Employment overall conclusion
CMO002	Curdale Farm, Ludlow Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment

⁶ This assumed density was used by the Local Planning Authority for this stage of site assessment. It should be noted that the CM NDP assumes a rural density of 20 dwellings per hectare.

CMO004	Land to the north of Station Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO005	North East of Catherton Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO006	Land to the east of Fryers Close, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO009	Land West of Catherton Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO017	Rear of Manor House, Cleobury Mortimer	Rejected	Rejected
CMO018	Land South of Tenbury Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment
CMO020	Land off Tenbury Road, Cleobury Mortimer	Long Term Potential - Subject to Further Detailed Assessment	Long Term Potential - Subject to Further Detailed Assessment

14. The results of the first consideration of availability, achievability and viability which informed the LPA's conclusions whether to take sites forward for further assessment is displayed graphically in the map in **Figure 1**.

FIGURE 1: POTENTIAL DEVELOPMENT OPTIONS IN CLEOBURY MORTIMER



Source: Shropshire Council

Windfall Assessment

15. The SHLAA states that in Shropshire, small-scale windfall sites of less than five dwellings have always represented a significant component of the housing land supply in Shropshire, and it is anticipated that this will remain the case⁷.
16. It is up to the Cleobury Mortimer NDP to identify or indicate the expected level of windfall sites. However, the NDP does not have evidence that could be used to devise a suitable windfall figure and therefore, this matter is not considered further in this site assessment.

⁷ Strategic Land Availability Assessment (SLAA) (2018), para. 5.2

Local Plan Review – Preferred Sites Consultation and Site Assessments Stage 2 and Stage 3

17. As part of the preferred sites consultation, the LPA produced its “**Site Assessments: Cleobury Mortimer Place Plan Area Published November 2018**”. No preferred sites were proposed in Cleobury Mortimer, because it had been left for the NDP to allocate appropriate housing and employment land⁸.

18. The Place Plan assessment gave further consideration to the potential sites.

Stage 2 Assessment

19. A “Stage 2” Site Assessment was undertaken by the LPA using the following criteria:

Stage 2 of the site assessment process represents a detailed screen of sites. This screening exercise was informed by consideration of a site’s availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

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

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

*Significant physical constraints:

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

**Significant environmental/heritage constraints:

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

⁸ Shropshire Local Plan Review: Consultation on Preferred Sites, November 2018.

20. The Stage 2 Assessment considered residential suitability, and the results are summarised in the **Table 2**.

TABLE 2: STAGE 2 SITE ASSESSMENT (RESIDENTIAL)

Site reference	Location	Summary conclusion
CMO002	Curdale Farm, Ludlow Road, Cleobury Mortimer	Removed from the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO004	Land to the north of Station Road, Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO005	North East of Catherton Road, Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO006	Land to the east of Fryers Close, Cleobury Mortimer	Removed from the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO009	Land West of Catherton Road, Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO017	Rear of Manor House, Cleobury Mortimer	Removed from the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO018	Land South of Tenbury Road, Cleobury Mortimer	Removed from the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
CMO020	Land off Tenbury Road, Cleobury Mortimer	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size

		and/or suitability.
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Stage 3 Assessment

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

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

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

21. The main conclusions are summarised in **Table 3**. For the ease of comparison, the summary conclusions are rated according to “red” = difficult constraint; “amber” = constraint that can be mitigated, “green = not significant constraint”.

TABLE 3: STAGE 3 SITE ASSESSMENT (RESIDENTIAL)

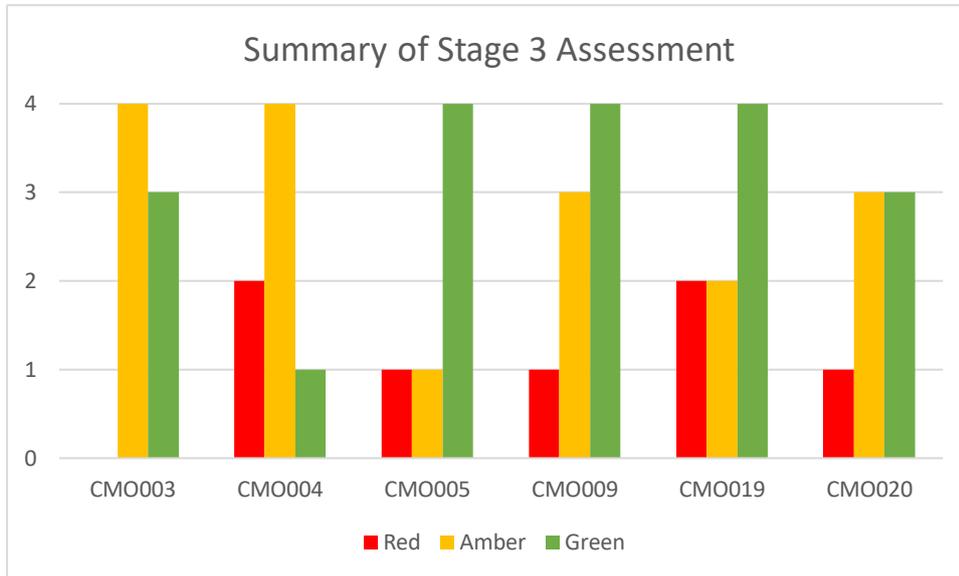
Site reference	Location	Development constraints	Landscape	Highways accessibility score out of 24	Ecology constraints	Heritage constraints	Tree constraints	Public protection	Sustainability Appraisal
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer		Medium	17	EcIA required. Surveys for GCN (ponds within 500m), Badgers , Bats, nesting birds.			Road noise	Fair
CMO004	Land to the north of Station Road, Cleobury Mortimer		High	20	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice. Lies within the flood plain. EcIA required. Surveys for Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles, otters, water voles, Crayfish.	Possible effects on setting of Castle Toot scheduled monument (NHLE ref. 1012868). Possible windmill site (HER PRN 15795) and archaeological earthworks on site, and it therefore holds archaeological interest.	Relatively small scale field pattern would effectively be destroyed if whole site is developed. Belts of mature trees and hedges around and within site.	Road noise	Fair
CMO005	North East of		Medium	15	EcIA required. Surveys for		trees and hedges		Good

	Catherton Road, Cleobury Mortimer		and high		GCN (ponds within 500m) Badgers, Bats, nesting birds.		to site boundaries		
CMO009	Land West of Catherton Road, Cleobury Mortimer	24% of site in 1000 year flood zone	Medium	15	EclA required. Surveys for GCN (ponds within 500m) Badgers, Bats, nesting birds.		trees and hedges to site boundaries		Good
CMO019	Land to the South of Lion Lane, Cleobury Mortimer		High	19	EclA required. Surveys for GCN (ponds within 500m), plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles, possibly invertebrates.	Site located in a highly prominent position on the boundary, and within the setting of, the Cleobury Mortimer Conservation Area. Also probable effects on the setting of the listed buildings within the Conservation Area, including Grade I Listed Church of St Mary. We advise that the site is not allocated			Good
CMO020	Land off		Medium	19	EclA required. Surveys for	Possible effects			Poor

	Tenbury Road, Cleobury Mortimer				<p>GCN (ponds within 500m), plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles, otter, water vole, crayfish. Environmental Network crosses the northern part of the site along the water course so CS17 Environmental Networks applies.</p>	<p>on settings of non-designated heritage assets (farm house and traditional farm buildings) at Curdale Farm. No known archaeological interest but site is of a large size, so may have some archaeological potential</p>			
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22. To summarise, the Stage 3 Assessment for residential sites is set out in **Figure 2**. The Accessibility Score is set out in **Figure 3**.

FIGURE 2: RESULTS OF STAGE 3 ASSESSMENT FOR ELIGIBLE SITES



23. The Stage 3 Assessment left several assessments for the Neighbourhood Plan to undertake:

- Strategic Considerations
- Known Infrastructure Requirements to make Development Suitable in Planning Terms
- Known Infrastructure Opportunities
- Potential for Windfall
- Potential for Allocation
- Recommendation Reasoning
- If proposed for Allocation, Potential Capacity
- If proposed for Allocation Design Requirements

Assessment prepared by the Cleobury Mortimer Community

Stage 4 Assessment – Residential land

24. The NDP will, in agreement with the LPA, continue the more detailed assessment to fit with the community's aspirations for new strategic development in the Parish. At its most basic, the NDP is therefore required to identify suitable land for at least 138 new dwellings and 1 ha of employment land.
25. One of the reasons that the Cleobury Mortimer community decided to allocate sites, rather than to leave this task to the LPA, was so that the allocations could help realise additional community benefits that would be more difficult to secure through the LPA's strategic allocations and Local Plan policies. This is the essence of shaping and directing development to deliver sustainable development allowed to communities through neighbourhood planning as set out in the NPPF.⁹
26. Through its consultation in support of the NDP and the preparation of its Place Plan, the Cleobury Mortimer community and Town Council have identified several key deliverables that strategic allocations might facilitate.

<i>(1) Provision of a minimum of 138 dwellings (at 20 dwellings per ha), or a minimum of 4.6 ha of developable area</i>	This is a basic condition that the NDP must meet since the housing need has been identified by the LPA and it cannot realistically be met by windfall development.
<i>(2) Provision for land for a community meeting place (0.3 ha)</i>	The community has identified a need for a new community meeting place to add to existing infrastructure. It may be possible to secure this through development contributions or other means.
<i>(3) Provision of cemetery space (0.5 ha)</i>	The Place Plan has identified that additional cemetery space is required.
<i>(4) Good level of sustainability by foot and cycle</i>	The community wishes to see less congestion caused by traffic in the town centre and maintain and enhance opportunities to walk and cycle for local journeys.
<i>(5) Potential to secure wildlife corridor improvements</i>	The community has also supported the creation of improved wildlife corridors to link the developed area to the countryside.
<i>(6) Acceptability to the community</i>	The Big Cleobury Survey specifically asked respondents about their views of potential development sites. Though public opinion is not a material planning consideration, it is useful to understand the level of community support for a proposal. For this reason, this has also been included as a criterion for consideration.

⁹ NPPF 29.

Criterion (1) : Site has at least 4.6 ha of land suitable for residential development

27. The Stage 1 Assessment indicated site size but did not assess how much of each site is developable. The figures in **Table 4** are therefore gross figures and may require reduction. Each site is assessed against this criteria: green shading illustrates that the site fully meets the criteria, amber that the site would need to be allocated alongside another site to meet the need for 138 dwellings.

28. The LPA’s Stages 1-2 assessments assumed a 30 dwelling per hectare density. In Cleobury Mortimer, the Steering Group requested that the allocations be considered at 20 dwellings per hectare to reflect the rural nature of the town. At this lower density, the site requirement is 7 ha. If the development were to be split over two sites, each site would be required to be 3.5 ha. In Table 4, **green** denotes that the size is suitable to take all 138 houses, **amber** is used to denote that the site can accommodate half the houses, and **red** that the site is too small to take even half the houses.

TABLE 4: ASSESSMENT WHETHER SITE IS SUFFICIENT TO MEET IDENTIFIED NEED

Site reference	Location	Gross Ha.	
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	7.24	The size of the site is ample to accommodate all 138 dwellings.
CMO004	Land to the north of Station Road, Cleobury Mortimer	4.01	This site would, in itself, not be sufficient to accommodate all 138 houses
CMO005	North East of Catherton Road, Cleobury Mortimer	3.91	This site would, in itself, not be sufficient to accommodate all 138 houses
CMO009	Land West of Catherton Road, Cleobury Mortimer	3.25	This site would, in itself, not be sufficient to accommodate all 138 houses
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	1.78	This site would, in itself, not be sufficient to accommodate all 138 houses
CMO020	Land off Tenbury Road, Cleobury Mortimer	11.75	The size of this site is ample to accommodate all 138 dwellings.

Criterion (2): Provision for land for a community hub or meeting place (0.3 ha)

29. The community has determined that they require additional space for community activities, particularly for young people. This need will increase as new houses become available in the town. The possible meeting place was given very high support at the community visioning event where the St Mary’s Youth Group made an impassioned and effective case why new youth and community facilities were needed. The Big Cleobury survey confirmed this support, where 78% of respondents strongly or somewhat supported a youth hub with a climbing wall, café, sound studio, flexible meeting spaces and workspaces for taster learning sessions for local trades, dance studio, supervised play area and support office.

30. The need for a Community Hub has been identified in the Cleobury Mortimer Place Plan Submission (2019).
31. SAMDev policy M2 requires that new development provides open space of at least 30 sq.m. per person and for developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space.
32. St. Mary's Youth Project (SMYP) have tested the concept of how a community hub would be used in Cleobury Mortimer. This has the support of the Town Council and wider community. A 5-year agreement has been reached with the Methodist Church and their hall has been given over to a trial Community Hub which opened in Autumn 2019.
33. SMYP have received a grant to allow the preparation of a business case for the new meeting place to ensure its viability and success. It was hoped that this could be provided by the new housing development. This has now reported and the conclusion was that it would be feasible to run a community hub with activities, climbing wall and café area. However, the business plan assumed a very large developer contribution which the SNDP Steering Group did not consider was reasonable and might result in development that could not viably deliver affordable housing or necessary transport improvements.
34. The Steering Group revised its expectations as a result of the business plan and determined that an outdoor structure linked to recreation would be sufficient to meet community needs and aspirations. What will be sought is a three sided wooden structure of substantial build expected to have a life of at least 50 years, with a BBQ area or firepit, space to fit at least 6 picnic tables/benches under the roof, with water and electricity. There should also be space for waste storage and recycling. The floor should be either paved or cement and should last the life of the building. Example photos are shown in **Appendix 1**.
35. In addition to the requirement for an additional meeting place, there is an identified need for additional green infrastructure. The **Shropshire Open Space and Recreation Needs Assessment** (2018) indicated that Cleobury Mortimer has a 4.4 ha. open space deficit.
36. It is assumed also that developer contributions for 138 dwellings would be utilised to supply the land, the building, services for the meeting place.
37. As a first stage therefore, the NDP is seeking to safeguard a suitable land parcel for the community meeting place and open space as part of the housing allocations.
38. A developer contribution will be required which provides the following:
 - a) Up to 4.4 ha of open space is required to accommodate a community meeting place and other public open space to meet the deficit identified in the Shropshire Open space and Recreations Needs Assessment.
 - b) The meeting place structure will be provided with associated facilities (power and water), waste storage, BBQ or firepit, and landscaping as part of an overall site masterplan for the housing development(s). A unilateral agreement will be made between the landowner and the Town Council that ownership of this land will be given to the Town Council.
 - c) A community meeting place will be provided as part of the development before the 50th dwelling is constructed.
 - d) A network of footpaths and cycle ways will be provide to link the community meeting place to the remainder of the town so that it can be visited without using a car.
39. **Table 5** assesses how each site might accommodate provision of open space and a meeting place. **Green** is used to denote that the site can accommodate open space and a meeting place together. **Amber** is used to denote that it would be possible to accommodate the meeting place and open space but it would not be ideal. **Red** denotes that it would be difficult to provide the meeting space and open space.

TABLE 5: ACCOMMODATION OF COMMUNITY MEETING PLACE

Site reference	Location	Site Size (ha)	Comment
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	7.24	This site is at the edge of the Town but it could be accessible for community meeting place and is large enough to accommodate both housing and a meeting place.
CMO004	Land to the north of Station Road, Cleobury Mortimer	4.01	This site is at the edge of the Town but it could be accessible for community meeting place and is large enough to accommodate both housing and a meeting place.
CMO005	North East of Catherton Road, Cleobury Mortimer	3.91	This site is at the edge of the Town but it could be accessible for community meeting place and is large enough to accommodate both.
CMO009	Land West of Catherton Road, Cleobury Mortimer	3.25	This site is at the edge of the Town but it could be accessible for community meeting place and is large enough to accommodate both housing and a hub.
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	1.78	This site is smaller than the others and though access could be achieved off Lion Lane, the constrained site may render this unviable.
CMO020	Land off Tenbury Road, Cleobury Mortimer	11.75	This site is at the edge of the Town but it could be accessible for community meeting place and is large enough to accommodate both.

Criterion (3): Provision of land for cemetery space (0.5 ha)

40. Cleobury Mortimer Town Council undertook a forecast of future cemetery space needs in March 2019.
41. The Cemetery was opened in 1895, with the top section opening in 1961 running concurrently with the older section for many years for additional burials (re-opens). To determine future burial land required over next 30 years based on future population trends and forecastable burial trends the Town Council considered current capacity based on current trends, changes in demographics, preferences of type of burial and death/burial rates. There are currently 280 spaces available and there is an estimated 21.5 years capacity remaining at current levels. A 120 year supply of additional space would be in the order of 0.6 ha if the population were to grow to accommodate new housing development.
42. The existing cemetery space is 0.7 ha broken into two equivalent parcels and it is proposed here that additional cemetery space of 0.5 ha is required which is approximately 100 years'

requirement. Ideally, the extension should be located to be immediately adjacent to the existing cemetery because this meets current user expectations in that an extension would result in only one cemetery in Cleobury Mortimer, rather than two, and because there can be greater certainty that the land is acceptable for this purpose, i.e. there is no risk of flooding or other ground stability, heritage or contamination issues.

43. The Place Plan indicated that provision of additional cemetery space was a priority in Cleobury Mortimer. The NDP provides an opportunity to provide this infrastructure as part of strategic development allocations. In this criterion, it is estimated that 0.5 ha of land would be required for additional cemetery space for approximately 100 years. Each site is assessed in the **Table 6** to determine how many dwellings could be yielded if land for the cemetery were safeguarded for the future.
44. In the table, **green** is used to denote that the site is adjacent to the existing cemetery. Overall, it would be preferable to locate the new cemetery land adjacent to the existing cemetery for administrative purposes and to be more certain that the land is suitable for this purpose.

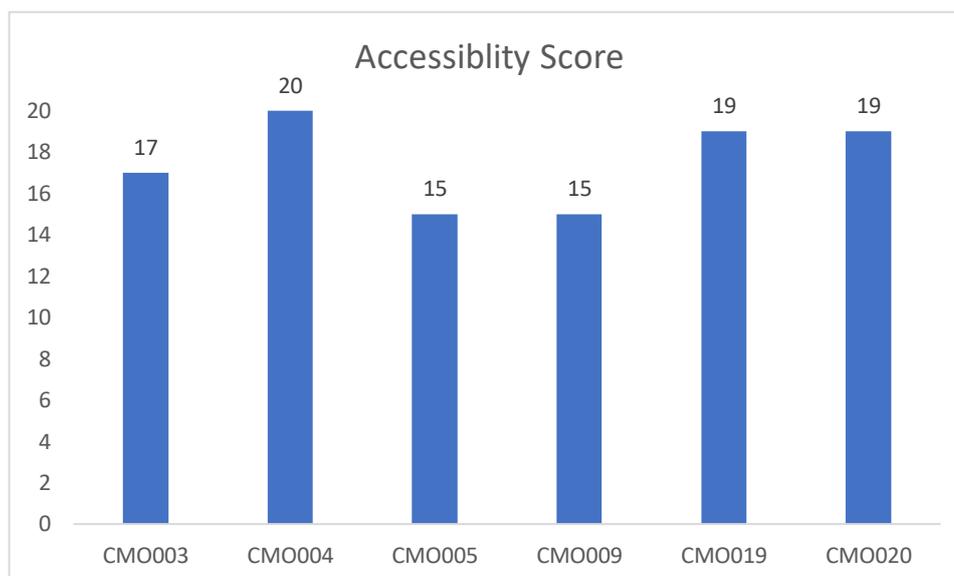
TABLE 6: DWELLING YIELD ADJUSTED FOR CEMETERY

Site reference	Location	Total land less 0.5 ha	Adjusted dwelling yield (20 dwellings/ha)
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	7.24 -0.5 =6.74 ha	134 dwellings
CMO004	Land to the north of Station Road, Cleobury Mortimer	4.01-0.5 =3.51 ha	70 dwellings
CMO005	North East of Catherton Road, Cleobury Mortimer	3.91-0.5 =3.41 ha	68 dwellings
CMO009	Land West of Catherton Road, Cleobury Mortimer	3.25-0.5 =2.75 ha	55 dwellings
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	1.78-0.5 =1.28 ha	24 dwellings
CMO020	Land off Tenbury Road, Cleobury Mortimer	11.75-0.5 =11.25 ha	225 dwellings

Criterion (4): sustainable access

45. As part of the Stage 3 assessment, the Highways Authority scored each site in terms of its accessibility. The scores are set out below. The Highways Accessibility Rating (out of 24) is based on Primary School, GP Surgery, Convenience Store & Public Transport Service. The Accessibility score is shown in **Figure 3**.

FIGURE 3: ACCESSIBILITY SCORE



46. The Highways Authority also considered if existing highways access is not suitable, whether it can reasonably be made so, as part of the Stage 3 assessment. The colour green in **Table 7** indicates that the access improvements are relatively minor and unlikely to affect the site's viability, whilst amber indicates that more extensive or complex highways improvements are likely to be required.

TABLE 7: REQUIRED ACCESS IMPROVEMENTS

Site reference	Location	Whether there are reasonable improvement to access
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	Y. Within existing 40 mph speed limit but this may need to be extended.
CMO004	Land to the north of Station Road, Cleobury Mortimer	Y. The site frontage is all within a 40 mph section of speed limit which will need to be reduced to 30 mph. Access will need to take account of Mill Pool Place.
CMO005	North East of Catherton Road, Cleobury Mortimer	Y. Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve.
CMO009	Land West of Catherton Road, Cleobury Mortimer	Y. Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve.
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	Y. But the plot is considerably higher than the adjacent highway and significant costs would be involved in achieving an adequate access.

CMO020	Land off Tenbury Road, Cleobury Mortimer	<p>Assumes a connection can be made to Lark Rise. Any access onto Tenbury Road would require extension of 30mph speed limit and footway provision which may require third party land in the vicinity of the employment site.</p> <p>Given increases in traffic from recent building approved (27) and the expansion of the business park opposite, there is a need to improve the junction of Tenbury Road and High Street, which also has poor pedestrian access. This may need third party agreement to achieve.</p>
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Criterion (5): Potential to secure wildlife corridor improvements

47. SAMDev policy MD2 requires development to enhance and incorporate natural assets in accordance with MD12 and to design landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces that respond to the local context. This includes natural and semi-natural features and also has a requirement to provide at least 30sq m open space per person. SAMDev MD12 requires that development conserves, enhances and connects natural assets.

48. In Cleobury Mortimer, the Steering Group has identified a series of improvements that will be required in order to secure and improve wildlife corridors around Cleobury Mortimer village (**Table 8**). These improvements have been assessed in the following table which lists any of the identified improvements that fall within a potential site.

TABLE 8: POTENTIAL FOR WILDLIFE IMPROVEMENTS

Site reference	Location	Wildlife improvements
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	<p>New access to cemetery</p> <p>Barn Owl nest box</p> <p>New stile through hedge</p>
CMO004	Land to the north of Station Road, Cleobury Mortimer	
CMO005	North East of Catherton Road, Cleobury Mortimer	
CMO009	Land West of Catherton Road, Cleobury Mortimer	<p>New stile through hedge</p> <p>Barn Owl nest box</p> <p>New 250m long corridor 15 m wide with hedge</p> <p>Tawney Owl nest box</p> <p>Restored pond</p> <p>New access to corridor</p>
CMO019	Land to the South of Lion	

	Lane, Cleobury Mortimer	
CMO020	Land off Tenbury Road, Cleobury Mortimer	<p>Pudding Brook improvements</p> <p>Tawney Owl next box</p> <p>Access via Lark's rise</p> <p>Green park area</p> <p>Enhanced stream banks</p> <p>New permissive footpath</p> <p>Tree screening for Betjemin Way and adjoining residential housing along footpath.</p>

Criterion (6): Acceptability to the Community

49. The Big Cleobury Survey considered a number of sites and asked respondents which sites they preferred for development. Further consultation refined community views of the potential sites.
50. Public opinion is not a material planning consideration and this criterion but neighbourhood plans are based on public consultation and engagement and it is therefore relevant, though not necessarily over-riding. Three sites were particularly well-received (shown in **green**) in **Table 9**.

TABLE 9: ACCEPTABILITY TO THE COMMUNITY

Site reference	Location	Community opinions
CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer	<ul style="list-style-type: none"> • This site was the most popular with the community as a development site - 52% placed first or second preference. • There was support for development of housing but some for economic development. • Comments indicated support for the following infrastructure: <ul style="list-style-type: none"> ○ An access road from Catherton Road to the A4117 with potential room for a roundabout to provide easier access and slow down vehicles entering the town, particularly large lorries. ○ A negotiated extension of the town Cemetery ○ A requirement to have at least 20% tree canopy within 15 years on this site to retain its rural identity and protect the main West/East wildlife corridor. Some of this canopy would be derived from planting of oak trees on the verge to the A4117 so as not to impact too much of the economic value of the land. A register of existing mature trees on the boundaries is in place which will be subject to preservation orders
CMO005	North East of Catherton	<ul style="list-style-type: none"> • This land was supported as potential expansion land

	Road, Cleobury Mortimer	<p>for the local schools should this be required later in the plan (5-10yrs).</p> <ul style="list-style-type: none"> The southern end of this site has a key wildlife corridor and stream running along one edge.
CMO009	Land West of Catherton Road, Cleobury Mortimer	<ul style="list-style-type: none"> This site was third most popular with the community (14% listed this as their first or second choice). A limited number of verbatim comments from local residents indicated concern about the traffic congestion that might arise from this site in particular. This would be alleviated however by adding an access road through the two plots to the A4117. This site was discussed as a possible location for the Community Hub. Comments indicated support for the following infrastructure: <ul style="list-style-type: none"> Space for a Community Hub – (see appendix ** and Health and Wellbeing section) adjacent to the Catherton Road with off road parking. An access road from Catherton Road to the A4117. This is essential as the existing road access is overly congested and would perhaps benefit from being turned into a one-way system for safety and access reasons. Boundary hedges and at least 20% tree canopy cover within 15 years to protect, infill and continue the wildlife corridor around or through the development.
CMO019	Land to the South of Lion Lane, Cleobury Mortimer	<ul style="list-style-type: none"> This was the least popular site
CMO020	Land off Tenbury Road, Cleobury Mortimer	<p>Note: At the time that the community was consulted, the only land at this location was CMO002 which also contained occupied farm buildings. This site was subsequently withdrawn and a new site proposal CMO020 was submitted which was under the same ownership but had different boundaries.</p> <p>When the land owners subsequently put forward CMO020 it was discussed at the October 2018 public meeting. No quantitative data was collected but the verbatim feedback was positive.</p> <p>Comments indicated support for improvements to green space provision and environmental improvements to wildlife corridor at Pudding Brook.</p>

Consideration of relative merits of individual sites, infrastructure requirements and viability considerations

51. The Cleobury Mortimer community has accepted the duty to allocate housing land for at least 138 dwellings in the period to 2038 in order to add local criteria and infrastructure expectations to the LPA's strategic decision-making framework. The evidence in this report summarises Stage 1-3 strategic site assessments prepared by the LPA and has presented evidence with regard to local criteria (Stage 4).
52. The Cleobury Mortimer community has set out its expectations in the Place Plan (January 2019). This highlights the need for additional cemetery space. In addition, significant community consultation has indicated site preferences and a desire for a new community meeting place (which featured in the most recent Place Plan submission).

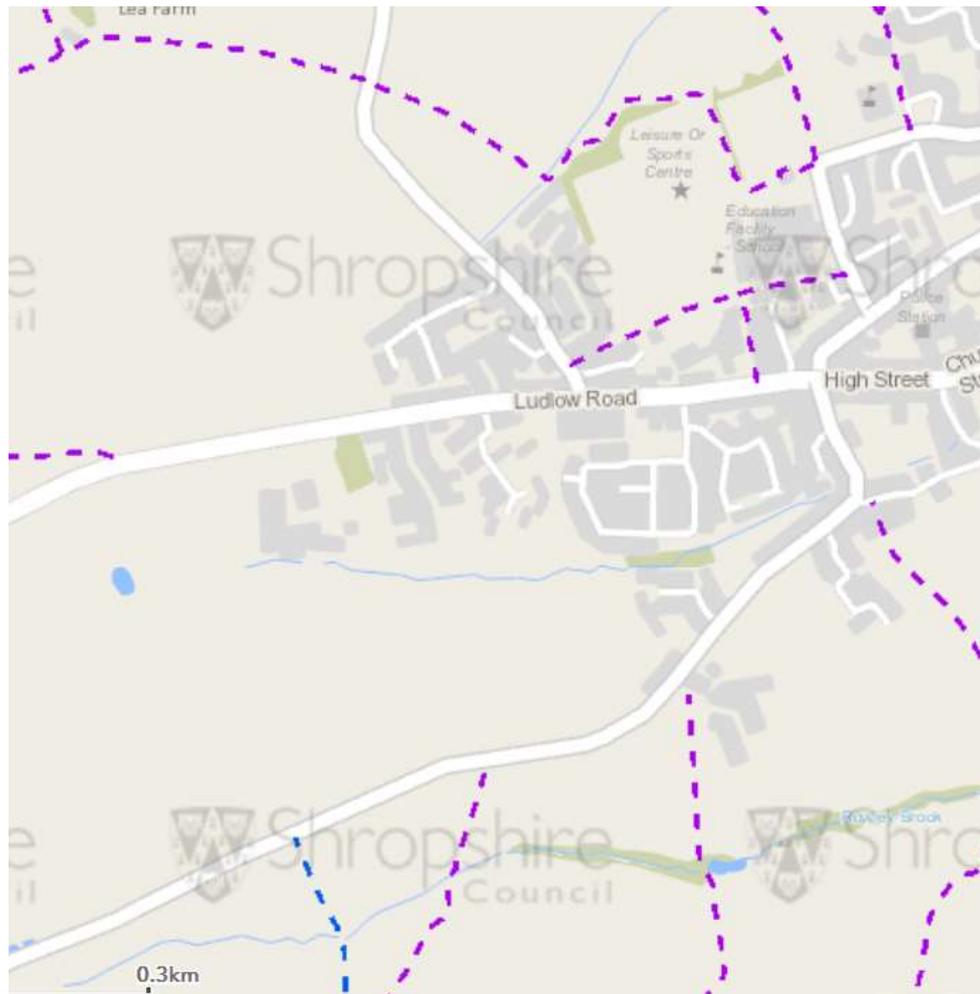
Cemetery space

53. Only two sites could provide cemetery space – CMO003 and CMO009. Overall, allocating cemetery land on CMO003 would be the better solution because the cemetery could retain a regular and rectilinear shape, whilst locating the cemetery on CMO009 would result in an irregular shape. Also, the community expressed concerns about traffic on CMO009. **For these reasons, CMO003 is the preferred location for the cemetery, should this be allocated.**
54. CMO003 is acceptable overall for housing allocation and should be able to accommodate the provision of 0.5 ha of land for the cemetery extension, with landowner agreement, and is either acceptable, or can be made acceptable, in planning terms. The Steering Group has informally agreed with the landowner that cemetery space could be provided on CMO003.

Community meeting place

55. Cleobury Mortimer currently has lower provision for many classes of open space compared to other settlements in Shropshire. The Open Space and Recreation Needs Assessment identified shortages of parks and gardens, natural and semi natural green space, children's play provision, outdoor sports provision and allotment provision. Overall, this amounted to over a 4.4 ha shortfall. Development Plan policies require these shortfalls to be met where possible.
56. In addition, new developments over 20 houses are expected to provide an area of functional recreational open space; space for play, recreation, formal or informal uses including semi-natural open space.
57. The proposed site CMO020 has been identified as suitable for housing development. Its overall size of 11.75 ha is far greater than the 7 ha required to provide 138 dwellings to meet Cleobury Mortimer's future housing need. However, the site also has a number of natural features related to Pudding Brook which is in a fairly steep cut. The site had no public rights of way across it, but there are several footpaths and bridleways nearby to which new connections could be made, shown in **Figure 4**.

FIGURE 4: FOOTPATH NETWORK



Source: Shropshire Definitive Map (accessed 19.11.2019)

58. The community and Steering Group are concerned if one new development were to be put forward it would be overbearing on the development form of the town. It was agreed in the Steering Group and with the landowner that splitting the development over two phases and over two sites would be preferable to one large allocation.
59. Site CMO019 is not being considered further as a potential site to accommodate housing and a community hub because of the strong heritage objections raised about this site, and its low level of community support. It is also relatively small and could only accommodate a limited number of dwellings. It is therefore very unlikely to be commercially viable as a housing plus hub site.
60. Therefore, the remaining sites that can be considered to provide a community meeting place with open space and significant numbers of housing, are sites: CMO004, CMO005, CMP009, and CMO020. These are summarised in **Table 10**.

TABLE 10: POTENTIAL HOUSING AND COMMUNITY HUB SITES

Site reference	Location	Highways constraints	Potential for environmental enhancement
CMO004	Land to the north of Station Road, Cleobury Mortimer	The site frontage is all within a 40 mph section of speed limit which will need to be reduced to 30 mph. Access will need to take account of Mill Pool Place.	
CMO005	North East of Catherton Road, Cleobury Mortimer	Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve.	
CMO009	Land West of Catherton Road, Cleobury Mortimer	Site frontage is outside current 30 mph limit on Catherton Road. Limit will need to be extended and footway provided. Also within 30mph limit there is a missing section (25m) of footpath which may require third party agreement to achieve.	<p>New stile through hedge</p> <p>Barn Owl next box</p> <p>New 250m long corridor 15 m wide plus boundary hedge</p> <p>Tawney Owl nest box</p> <p>Restored pond</p> <p>New access to corridor</p>
CMO020	Land off Tenbury Road, Cleobury Mortimer	<p>Any access onto Tenbury Road would require extension of 30mph speed limit and footway provision which may require third party land in the vicinity of the employment site.</p> <p>Given increases in traffic from recent building approved (27) and the expansion of the business park opposite, there is a need to improve the junction of Tenbury Road and</p>	<p>Pudding Brook</p> <p>Tawney Owl next box</p> <p>Pedestrian access via Lark's rise</p> <p>Green park area</p> <p>Enhanced stream banks</p> <p>New permissive footpath</p> <p>Tree screening for</p>

		High Street, which also has poor pedestrian access. This may need third party agreement to achieve.	houses on Betjamin Way and houses on perimeter.
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61. All sites can provide the community meeting place under any scenario as well as a significant number of dwellings. All sites have highways constraints that can be overcome and are reasonable to require as part of the development with the exception of improvements to the Tenbury Road junction. Therefore, there only remains the amount of added benefit that one site can achieve over another with regard to environmental improvements that can help differentiate the added value to the community. Using this logic, sites CMO019 and CMO020 are superior to the other sites under consideration.
62. Site CMO020 has several features that would, in particular, benefit being co-located with the community meeting place. There is a stream (Pudding Brook) and existing vegetation that could be enhanced to provide an interesting and biodiverse area for informal recreation and an enhanced wildlife corridor. It also has the possibility of linking to Larks Rise which would allow access by foot/cycle to the A4117 (Ludlow Road). For this reason, CMO020 is superior to CMO09 which has only limited scope for environmental and recreational improvements and could only have access to Catherton Lane. The landowner of CMO020 has indicated that it would be feasible to allocate the land between Larks Rise and Pudding Brook for the community meeting place and open space.
63. The main drawback of selecting CMO020 is its “poor” rating on the sustainability appraisal. However, the issues raised by the LPA can be overcome by the creation of an enhanced wildlife corridor, the provision of public open space and access by sustainable modes of transport.

Deliverability

64. Strategic policy-making authorities are required to identify a supply of specific, deliverable sites for years 1-5 of their plan period and specific, developable sites or broad locations for growth for 6-10 years. There is no such requirement for neighbourhood plans, however, in this instance where the neighbourhood plan is allocating sites on behalf of the LPA, it is prudent to ensure that the standards for the Local Plan are adhered to in the neighbourhood plan.
65. The key criterion for housing land allocation is whether a site is “deliverable”. The National Planning Policy Framework defines a site as being deliverable as follows:
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*¹⁰
66. The fact that sites CMO003 and CMO020 are “a suitable location” for development has been proven in the discussion in this report. Both sites are suitable locations for the proposed development. They are also available now for development and have the support of the landowner. The suitability of both sites are summarised in **Tables 11 and 12** below.

¹⁰ NPPF page 66.

TABLE 11: SUITABILITY OF CMO003 AS A HOUSING ALLOCATION

CMO003	Land off Ludlow Road (A4117), Cleobury Mortimer
Stage 1 Assessment conclusion	Long Term Potential - Subject to Further Detailed Assessment Long Term Potential - Subject to Further Detailed Assessment
Stage 2 Assessment Conclusion	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
Stage 3 Assessment Conclusion	<p>Development Constraints – Green</p> <p>Ecology Constraints – Amber - EclA required. Surveys for GCN (ponds within 500m), Badgers , Bats, nesting birds.</p> <p>Heritage Constraints – Green</p> <p>Tree Constraints - Green</p> <p>Public protection – Amber</p> <p>Sustainability Appraisal - Poor</p>
Stage 4 Assessment (Community Criteria Conclusions)	<p>The size of the site is ample (7.24 ha) to accommodate all 138 dwellings. After adjusting for a reduction in site size to take account of the cemetery land.</p> <p>The site is fairly accessible (17 out of 24 on the Highways Authority accessibility score)</p> <p>Reasonable access improvements could be provided by possibly extending the 30 mph speed limit. As with all sites, improvements to the Tenbury Road junction will be a matter of concern.</p> <p>Reasonable wildlife access improvements can be achieved by introduction of a new footpath access to Catherton Road, a Barn Owl nest box and a new stile through hedge.</p> <p>There is strong community support for this site</p>
Capacity to provide dwellings to meet identified local need	135 dwellings
Viability Considerations	Safeguarding land for expansion of the cemetery would result in sufficient land to meet the requirement to provide 138 dwellings. However, even if the entire housing requirement were met on this one site, there would be insufficient land remaining to meet identified open space requirements (4.4 ha).
Conclusion	This is a preferred site for allocation of housing land, provision of 0.5 ha of cemetery land, and wildlife improvements and linkages.

TABLE 12: SUITABILITY OF CMO020 AS A HOUSING ALLOCATION

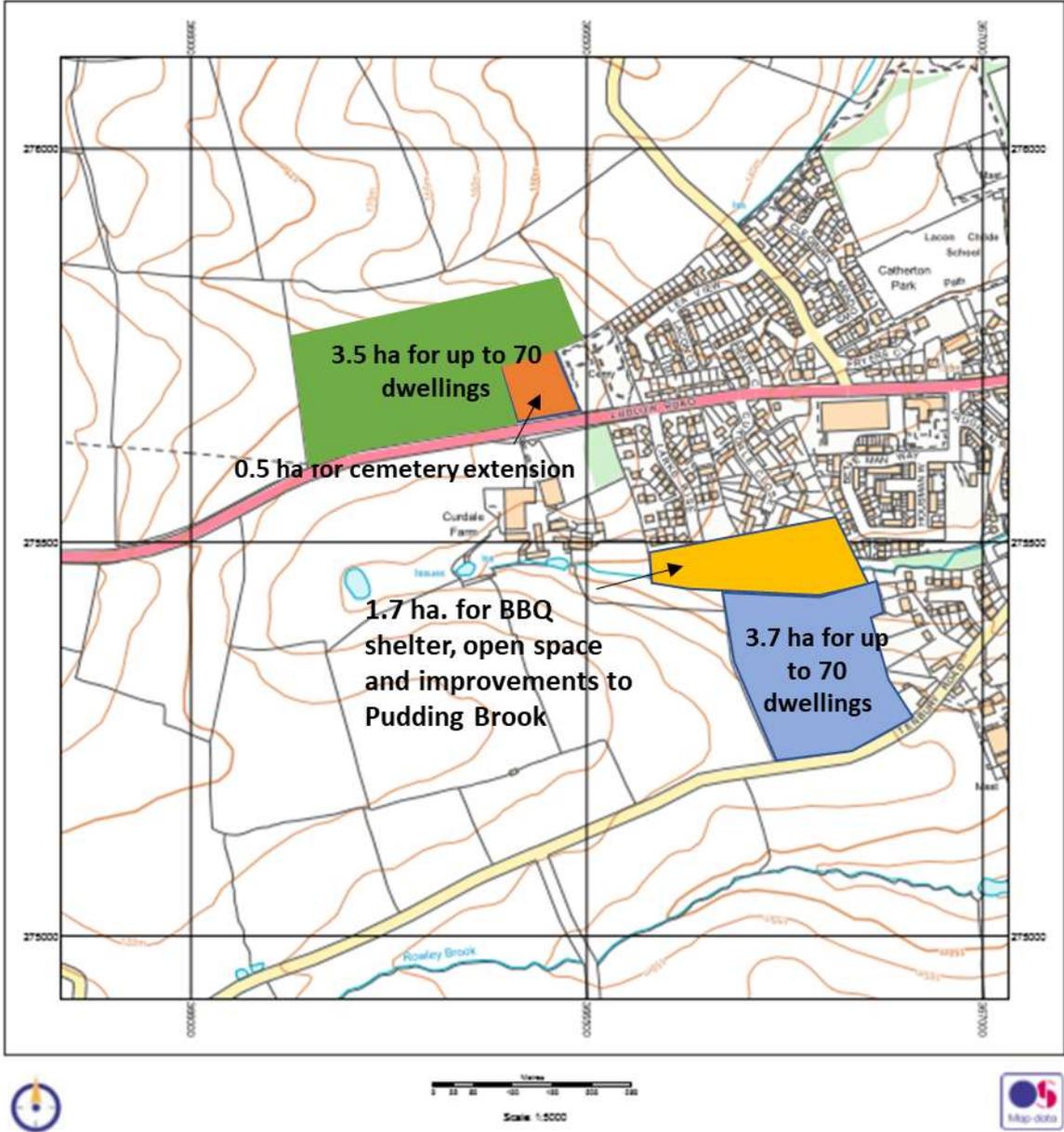
CMO020	Land off Tenbury Road, Cleobury Mortimer
Stage 1 Assessment conclusion	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
Stage 2 Assessment Conclusion	Considered within the next stage of the site assessment process due to conclusions reached regarding the site's availability, size and/or suitability.
Stage 3 Assessment Conclusion	<p>Development Constraints – Green</p> <p>Ecology Constraints – Amber - EclA required. Surveys for GCN (ponds within 500m), plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles, otter, water vole, crayfish. Environmental Network crosses the northern part of the site along the water course</p> <p>Heritage Constraints – Green -Possible effects on settings of non-designated heritage assets (farm house and traditional farm buildings) at Curdale Farm. No known archaeological interest but site is of a large size, so may have some archaeological potential</p> <p>Tree Constraints - Green</p> <p>Public protection – Amber - road noise</p>
Stage 4 Assessment (Community Criteria Conclusions	<p>The size of the site is ample (11.75 ha) to accommodate all 138 dwellings.</p> <p>The site is fairly accessible (19 out of 24 on the Highways Authority accessibility score)</p> <p>The Highways Authority assumes that a connection can be made to Lark Rise. However, in order to achieve this, it would be necessary to cross/culvert Pudding Brook which would be harmful and costly. However, it would be possible to provide a footpath link to Larks Rise.</p> <p>Any access onto Tenbury Road would require extension of 30mph speed limit and footway provision which may require third party land in the vicinity of the employment site. As with all sites, improvements to the Tenbury Road junction will be a matter of concern.</p> <p>Reasonable wildlife improvements can be achieved on this site such as improvements to Pudding Brook, a Tawney Owl next box, new access via Lark's rise, a new green public park area with dipping platform over the brook, enhanced stream banks and a new permissive footpath with tree screening for nearby housing.</p> <p>There is strong community support for this site</p>

Capacity to provide dwellings to meet identified local need	235
Viability Considerations	The proposal is to provide a contribution towards the 138 dwellings required in the NDP which is achievable. Additional infrastructure requirements such as ecological and green space improvements should also be able to be accommodated in the project costs provided that there is around half of the requirement met here. The site is currently so large that there will be excess land after accommodating necessary housing. There is ample land to provide additional open space as required by SAMDev MD2 and MD12.
Conclusion	This is a preferred site for allocation of housing land, provision land for a community meeting place with associated parking and landscaping and wildlife improvements including the provision of publicly accessible open space.

Site allocation options

67. In March 2019, options for site allocations and developer contributions were discussed in the community and with the landowner (who owned both CMO003 and CMO020). There was no agreement in how to proceed and no clear solution could be identified.
68. The landowner has indicated that it wishes to split the development between the two sites which would be acceptable in planning terms. If all housing were to be on one site or the other, the development pattern of the village would become unbalanced, and it would be preferable to split the increase in traffic onto two roads rather than one.
69. Both sites form part of a working farm and the landowner intends to continue to operate the farm on land outside any future allocations.
70. For simplicity and clarity, the sites will be referred to as “Ludlow Road” (CMO003) and “Tenbury Road” (CMO020).
71. The landowner has agreed that it will be possible to accommodate the 0.5 ha cemetery space on Ludlow Road as a natural extension to the current cemetery. The landowner has also agreed to provide land for the community meeting place (BBQ shelter) and green infrastructure at the land to the north of the Tenbury Road site that has access from Larks Rise which includes the wooded strip of land including Pudding Brook (1.7 ha). This leaves a need for 3.5 ha of land on CMO003 and the same amount on CMO020 which is sufficient for around 70 houses. These parcels are shown in **Figure 5**.

FIGURE 5: AGREED LAND ALLOCATIONS FOR CEMETERY EXTENSION AND COMMUNITY SITE.



Tenbury Road site

72. The Tenbury Road site lies on undulating land with Pudding Brook at the lowest point, and rising towards Tenbury Road. The site is visible from the housing estate to the east and there has been some concern about loss of views. However, this is not a material planning matter, and loss of views is not a reason to not allocate the site for housing. Tree screening has been proposed.
73. Concerns have also been raised about Tenbury Road because of transport access. The Highways Authority's Stage 3 Assessment comment on this site was:
- Assumes a connection can be made to Lark Rise. Any access onto Tenbury Road would require extension of 30mph speed limit and footway provision which may require third party land in the vicinity of the employment site.*
74. Contrary to the Highways Authority's assumption, it is unlikely that a connection could easily be made to Larks Rise as this would require culverting and crossing Pudding Brook. The Brook itself has been identified locally to be of significance for nature and flood management, and it would provide an attractive natural feature for the Community meeting place. It is therefore not desirable to create a new access from CMO020 to Larks Rise for vehicular access though it would be suitable for pedestrian access via a small bridge over the brook (already in place).
75. The NDP Steering Group discussed other access options with the land owner, for instance creating new access to the west of Larks Rise and east of Curdale Farm. However, the landowners did not wish to include this land (and therefore the access) because it would impinge upon the working of the farm. In addition, this land is an ancient orchard and therefore subject to development constraints. This access route has therefore been ruled out and the only access to Tenbury Road must be from Tenbury Road itself.
76. At the point where access might be made, Tenbury Road has risen to its highest point which then descends into the Town. At the highest point, the speed limit is 40 mph which then decreases as the road descends into the Town to 30 mph. Any new access on Tenbury Road would require the 30mph speed limit to be extended and provide footways, as indicated by the Highways Authority.

Ludlow Road site

77. This site is generally flat and access could be made to Ludlow Road which joins the High Street.
78. A natural wildlife corridor runs from the site along the northern existing Development Boundary (Lea View) though this is not an adopted footpath. The Steering Group has discussed this strip of land with the landowners and have agreed in principle that this natural wildlife corridor could be improved and a new footpath created to link the Ludlow Road development to Catherton Road where it would link to an existing footpath and wildlife corridor. It would also provide safe walking access to schools via the current Queen Elizabeth Park. (shown in **Figure 4**).

Tenbury Road/High Street Junction

79. Tenbury Road forms a junction with The High Street (also known as A4117 and a continuation of Ludlow Road). This junction is problematic in a number of respects.
- a. The High Street has relatively heavy traffic, much of which is lorry traffic serving the Clee Hill Quarry.
 - b. This junction also serves the Lacon Childe School to the north which takes children from a wide catchment area and requires many buses for transport in the mornings and afternoon during the week.

- c. The footways along Tenbury Road near the junction are very narrow and difficult to negotiate with a pram or mobility scooter and are considered to be dangerous by local people.
 - d. The junction is the location for telecommunications and broadband infrastructure and there is a small electricity sub-station which must be considered in any junction improvements.
 - e. Walls and buildings encroach upon the junction and it would be necessary to agree from private landowners to have structures relocated. The Parish Council has contacted the key landowner in question and Western Power and it appears that it would be possible and feasible to move some of the structures to accommodate improved footways.
80. The Steering Group has sought advice from the Highways Authority on how this junction might be improved. The Highways Authority indicated that it is not possible to install traffic lights because there are insufficient stopping distances and declined to offer advice on junction improvement unless a site allocation were to be made. **Therefore, this matter is unresolved though the Highways Authority might be able to advise later.**

Development Plan policies for Tenbury Road and Ludlow Road sites.

- 81. Neither site is subject to any known development constraints.
- 82. Development on both sites can be brought into conformity with the development management policies in the SAMDev plan, illustrated in **Table 13**. The table lists requirements that address locally identified need that should be delivered as part of any housing scheme on either site.

TABLE 13: IMPLICATIONS OF SAMDEV ON LAND ALLOCATIONS AT LUDLOW ROAD AND TENBURY ROAD

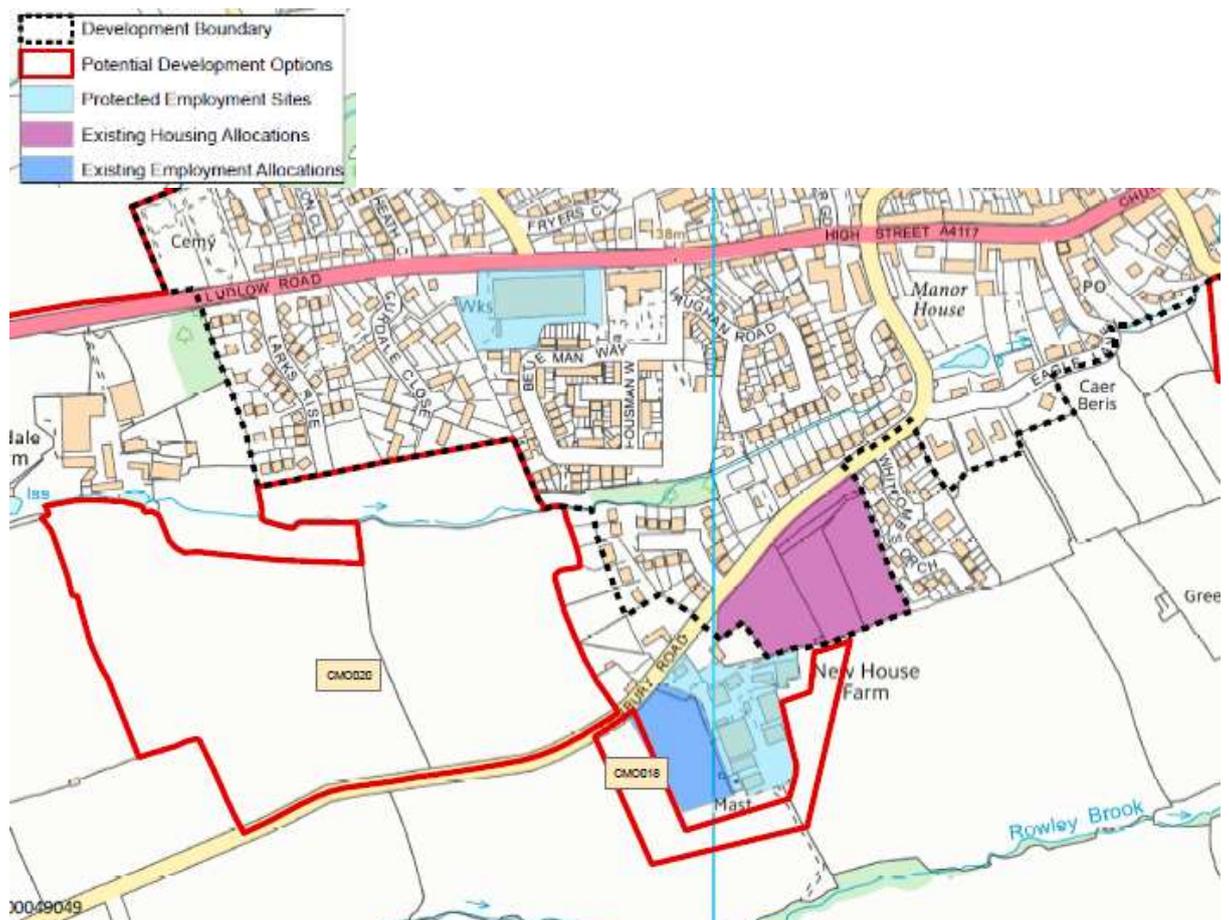
SAMDev policy	Ludlow Road (phase 1)	Tenbury Road (phase 2)
<p>MD1: Scale and Distribution of Development</p> <p>MD1,3: Neighbourhood plans will be formally considered as part of the Local Plan Review.</p>	<p>This site is being proposed as an allocation in the Cleobury Mortimer Neighbourhood Plan for development of 70 houses (2.5 ha) with associated infrastructure.</p>	<p>This site is being proposed as an allocation in the Cleobury Mortimer Neighbourhood Plan for development of 70 houses (up to 3.7 ha) with associated infrastructure.</p> <p>Phase 2 cannot proceed until phase 1 has been completed.</p>
<p>MD2: Sustainable Design</p> <p>MD2,5: consider design of landscaping and open space holistically to provide save, usable and well-connected outdoor spaces including semi-natural features and 30 sq.m. per person open space</p>	<p>Play area and open space linked by footpaths to new wildlife corridor.</p> <p>Provision of land at Larks Rise, community meeting place structure, waste storage and water/power. A Planning Obligation will transfer the land to the Town Council for its ongoing management and maintenance.</p>	<p>Biodiversity improvements to Pudding Brook with natural play features.</p> <p>Footpath link between housing development and community hub via footbridge over Pudding Brook.</p> <p>Landscape buffer to provide screening between new development and the existing dwellings on Betjeman Way and Tenbury Road.</p>
<p>MD3: Delivery of Housing Development</p> <p>MD3,1: residential proposals should meet design requirements and include a type of housing that has regard to local evidence and community consultation.</p>	<p>Provide housing mix indicated in CMNDP CM5</p> <p>Meet local design requirements in CMNDP policy CM6.</p>	<p>Provide housing mix indicated in CMNDP policy CM5.</p> <p>Meet local design requirements in CMNDP policy CM6.</p>

<p>MD8: Infrastructure Provision</p> <p>MD8,1: Development must include measure to address a specific infrastructure capacity shortfall which has been identified in Place Plans. Where there is a shortfall, appropriate phasing will be considered.</p>	<p>Provision of 0.5 ha of cemetery space to expand existing cemetery as shown on the proposals map. A Planning Obligation will transfer the land to the Town Council for its ongoing management and maintenance.</p> <p>Improvements to High Street Tenbury Road junction will be considered in a Feasibility Study that will demonstrate how it would be possible for the Tenbury Road allocation(phase 2) to utilise S106/S175 agreements to secure better traffic flow and improve pedestrian access to and across the junction.</p>	<p>Improvements to High Street Tenbury Road junction as agreed with the Highways Authority and set out in the feasibility study.</p> <p>Traffic Regulation Order to reduce speed limit on Tenbury Road to 30mph.</p>
<p>MD12: The Natural Environment</p> <p>MD12,3: encouraging development which conserves, enhances and connects, restores or recreates natural assets</p>	<p>Provision of wildlife corridor and footpath linking the development to Catherton Road and existing wildlife corridor.</p>	<p>Biodiversity improvements to Pudding Brook with natural play features.</p>
<p>S6: Cleobury Mortimer Area</p> <p>S6.1: Cleobury Mortimer Town</p>	<p>Provision of 70 dwellings on land at Ludlow Road.</p>	<p>Provision of 70 dwellings on land at Tenbury Road.</p>

PART 2: EMPLOYMENT ALLOCATION

83. Cleobury Mortimer's main B class business area is located off Tenbury Road, Site CMO018. Though this site was rejected in Stage 2 (as set out in Part 1 of this report) for consideration as a residential site, it remains suitable as an employment site.
84. CMO018 is located on land between the existing and allocated employment land and countryside. It abuts the existing housing allocation on Tenbury Road at its North Eastern side, but the adjacent area is relatively narrow and is less than the current industrial estate's frontage between it and housing. This is illustrated in **Figure 6** below. The site will also have a short frontage onto Tenbury Road which will have the potential to cause a loss of amenity to residents on proposed allocated site CMO020.
85. These constraints can be overcome by introduction of suitable mitigation, depending upon the future developments proposed. Mitigation might include acoustic fencing, dust suppression, odour control (with negative pressure buildings where necessary), conditions on lighting, hours of working, landscape treatments and on-site traffic management. None of these mitigating requirements are unusual in an industrial area and should therefore be considered likely to be viable in any proposed scheme on this site.

FIGURE 6: CMO018 AND ITS RELATIONSHIP TO HOUSING LAND

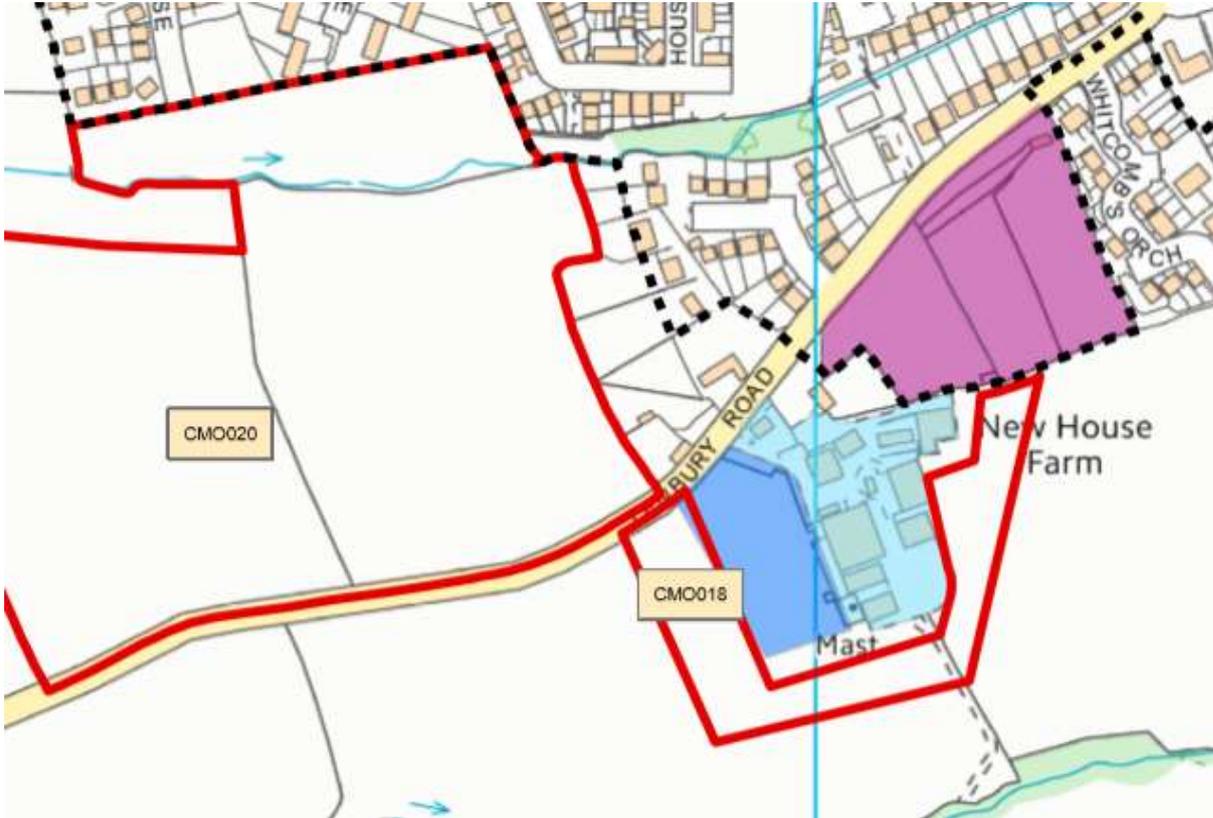


86. Though there are in theory other sites in the settlement that could accommodate B Class uses, the expansion of the existing employment area would cause less disruption and have fewer site development costs than other greenfield sites in the town.
87. During consultation, the possibility of locating additional employment activities was also considered across the town. There was considerable support to locate new employment land at CBO018 (around 60%) and less support for CMO003 (25%). There was little support for other potential employment sites. In addition, upon discussions with businesses in the existing employment area, it was considered that this site was preferable to them.
88. The site is 1 ha in size and therefore meets the requirement set by the LPA that the NDP allocate 1 ha of employment land.
89. SAMDev policy compliance is shown in **Table 13**.
90. The land is available, deliverable and suitable and it is therefore recommended for allocation, shown in **Figure 6**.

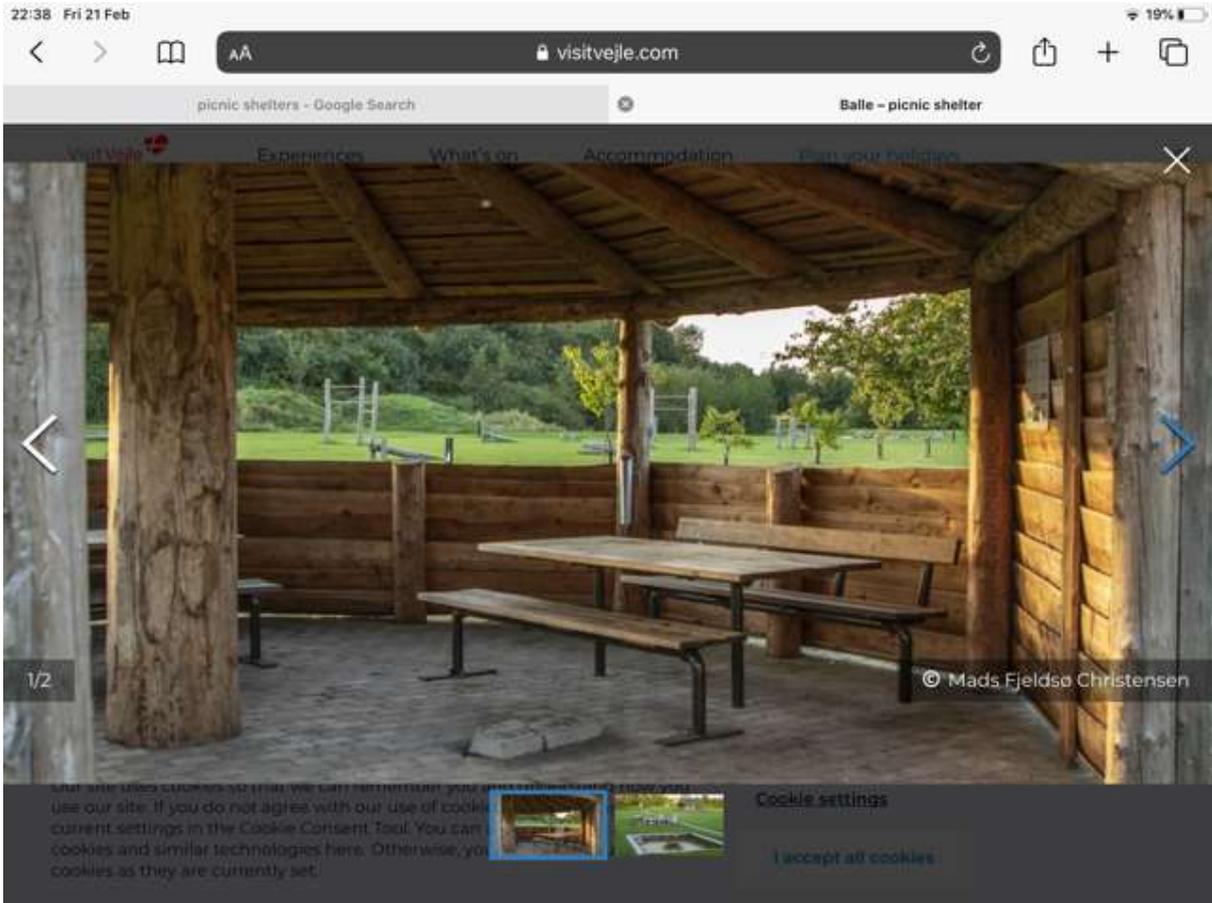
TABLE 13: IMPLICATIONS OF SAMDEV ON EMPLOYMENT LAND ALLOCATIONS TENBURY ROAD

SAMDev policy	CMO018
<p>MD1: Scale and Distribution of Development</p> <p>MD1,3: Neighbourhood plans will be formally considered as part of the Local Plan Review.</p>	<p>This site is being proposed as an allocation in the Cleobury Mortimer Neighbourhood Plan for development of 1 ha. of employment land with associated infrastructure.</p>
<p>MD2: Sustainable Design</p> <p>MD2,1: respond to local design aspirations</p> <p>MD2,2: respond to the way existing development functions, reflecting local characteristics</p> <p>MD2,7: good standards of sustainable design and construction</p>	<p>New development should be of a good standard to attract new and local businesses and should seek to add to the overall improvement of the industrial area.</p>
<p>MD4: Managing Employment Development</p> <p>MD4,1: employment will be delivered on allocated sites</p>	<p>The site is allocated to provide an additional 1 ha of employment land to the existing allocated employment site.</p>
<p>MD8: Infrastructure Provision</p> <p>MD8,1: where a shortfall of infrastructure is identified</p>	<p>There is currently no footway to allow pedestrian access to/from the town centre on Tenbury Road and this should be provided as part of the development.</p> <p>Improvements to High Street Tenbury Road junction as agreed with the Highways Authority.</p>

FIGURE 6: 1 HA OF EMPLOYMENT LAND AT TENBURY ROAD (TEMPORARY MAP)



Appendix 1: Examples of building for community meeting place





Brandbjerg Højskole – campfire shelter

Attractions Natural areas