

Stage 2b Assessment:

Site Ref: LYD001	Land to rear of Habershon Close
Size (ha)	0.6 hectares
Indicative capacity	18 dwellings
General location	Land lies on north-western edge of Lydbury North, to the rear of Habershon Close adjoining the Village Hall to the east
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock on Grade 2 agricultural land
Topography	Site is elevated above village and largely flat with slight upward rise to north-west.
Adjoining land uses and boundary features	Bounded to south by estate development of Habershon Close. To west by other agricultural land. Northern boundary provided by lane into village.
Local highway capacity/ constraints	Access not currently acceptable but suitable access could be achieved within the scale of development proposed in the village
Other critical infrastructure constraints¹	All essential utilities and services would be required on the site except for electricity which is supplied by 11KV power line grounding into the mains supply on the site
Inherent landscape character²	Low Landscape Sensitivity – Officer assessment shows enclosed site visible from Habershon Close, the village hall and northern highway. Site lies on gentle slope enclosed by hedging and fences between village and open land within Area of Outstanding Natural Beauty. Site has capacity for housing with careful design to respect local character and landscape views.
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	Poors' Estate Charity promoted by agents Balfours. (SHLAA data base)
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Local 11Kv electricity supply grounds into the site and may require modifications to this existing infrastructure
General site related benefits	Potential to co-ordinate development of site with redevelopment of village hall and contribute to existing townscape. This site would provide a natural extension to Habershon Close and enclose the village hall site from distant views
Transport and Highways related benefits	The highway access to Habershon Close which adjoins the site is one of the better highway accesses within the village
Strategic fit	Greenfield site, well related to existing development, in serviced settlement proposed by Parish Council as a

	Community Hub. 18 dwellings would deliver most of the community's aspiration for modest growth in Lydbury North.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	No heritage issues affecting this site
Biodiversity	<p>There are no known protected species on the site but the following surveys will be needed before development could be permitted:</p> <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zones of any designated sites or within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees will be a minor constraint. Mature clumps of trees on the west boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Site is not in a Special Protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics. Geology has low permeability and infiltration SUDS less likely to be suitable but site investigations are required for confirmation
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community support for limited amount of new housing development to maintain local services. Community wish new
--	---

	development to enhance housing for families, encourage young people to stay and promote employment opportunities
Statutory bodies responses to date	No comments received

Site Assessment Summary

This promoted site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment provides positive support for development due to the proximity of the primary school, play area and open space. The assessment is negative for access to bus transport and for access to 3 out of the five amenities and facilities. The site is also close to the Conservation Area and the Registered Park at Walcot Hall and comprises Grade 2 agricultural land but is limited in size and separated from the surrounding countryside. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair.

This significant greenfield site is clearly separated from the surrounding countryside and has a low landscape sensitivity and visually sits within the built form of the village and has existing electricity infrastructure. Any negative impacts of development can be mitigated by careful design, plot layout, and sympathetic materials. The site is suitable for development subject to detailed site assessments and would meet the community aspirations to remain a sustainable community and to function as the Hub for the surrounding area.

Conclusion

Potential windfall site	No. This site is too large for a windfall site in the context of Lydbury North. However, the site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. Despite tree/hedgerow constraints site can be brought forward for up to 12 houses with design to mitigate impact on trees and hedgerows. This well contained site could provide an opportunity for a sensitively designed, small scale development consistent with community preferences

Recommendation

Preferred option	Yes this site could be developed. Satisfactory access can be provided to the site given the proposed scale of development and could link development with proposed village hall redevelopment.
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD002	Land adjacent to South View
Size (ha)	0.47 hectares
Indicative capacity	14 dwellings
General location	Land lies in north western edge of Lydbury North. The site adjoins the western boundary of the property known as South View and to the south of Habershon Close
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Arable production on Grade 2 agricultural land
Topography	Site is elevated above the village and relatively flat with upward slope to north and west
Adjoining land uses and boundary features	Bounded by residential development to the east and north including South View and Habershon Close and by open countryside to west and south with established hedgerows and mature hedgerow trees. This site forms part of a larger arable field situated to the west of the village with footpath along part of northern boundary
Local highway capacity/ constraints	Access not currently acceptable but suitable access could be achieved within the scale of development proposed in the village
Other critical infrastructure constraints¹	All essential utilities and services would be required on site including appropriate sustainable drainage infrastructure to serve this sloping site
Inherent landscape character²	Moderate Landscape Sensitivity – Officer assessment shows open site adjoining South View / Habershon Close, tree and hedges to south and east with open farmland extending into countryside within Area of Outstanding Natural Beauty to north and west. Site has capacity for housing with careful design to respect local character and landscape views with no direct impact on historic assets in Lydbury North.
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	Owned by Plowden Estate and promoted by agents Balfours.
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Development of the elevated slopes to the north could create a visible extension to the village and permit a western extension of development onto the adjoining open land
General site related benefits	Housing on this site could form a natural progression of development along the frontage of the approach road into Habershon Close and would separate the built form of the village from the surrounding countryside
Transport and Highways related	The highway access to Habershon Close adjoining the site is one of the better highway accesses within the village

benefits	
Strategic fit	Greenfield site adjoining western edge of serviced village proposed by Parish Council as a Community Hub. The sloping topography and relatively prominent situation in the countryside setting of the AONB make the site more sensitive to development. This is exacerbated by the significant capacity of this site which forms part of much larger arable field with Grade 2 agricultural land quality. The potential development capacity exceeds the community aspirations for modest growth and controlled development would still permit further development.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	No heritage issues affecting this site
Biodiversity	<p>There are no known protected species on the site but the following surveys will be needed before development could be permitted:</p> <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees and hedgerows will be a minor constraint - small number of oak trees & hedgerows on boundary of the site.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood events have been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Site is not in a Special Protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depend on the site characteristics. Geology has low permeability and infiltration SUDS less likely to be suitable but site investigations are required for confirmation

Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community support for limited amount of new housing development to maintain local services. Community wish new development to enhance housing for families, encourage young people to stay and promote employment opportunities
Statutory bodies responses to date	No comments received

Site Assessment Summary

This promoted site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment provides positive support for development due to the proximity of the primary school, play area and open space. The assessment is negative for access to bus transport and for access to 3 of the five amenities and facilities. The site is also close to the Conservation Area and Registered Park of Walcot Hall and comprises Grade 2 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair.

This significant greenfield site is part of a larger field that and is Grade 2 agricultural land which continues into the open countryside within the Area of Outstanding Natural Beauty. The proximity of this larger field could facilitate a continuing western extension into the AONB in future. The identified site LYD002 alone would be suitable for development subject to detailed site assessments and provided that the development enclosed the village along its western edge. Further negative impacts of development may be mitigated by careful design, plot layout, and sympathetic materials provided the scale of development is managed appropriately. This site would provide a lower level of housing than LYD001 and could help meet the community aspirations to remain a sustainable community and be the local service Hub without preventing opportunities for small scale windfall development elsewhere in the village.

Conclusion

Potential windfall site	No. This site is too large for a windfall site in the context of Lydbury North. However, the site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would permit further small scale windfall development. This site has a better highway access than LYD001 and could enclose the western boundary of the village and create a sense of place around Habershon Close.

Recommendation

Preferred option	Yes. This site could become a preferred option subject to confirmation of satisfactory access and a suitable development proposal in terms of its size, design, layout and landscaping
-------------------------	--

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.

Stage 2b Assessment:

Site Ref: LYD003	Land adjacent to Oak Tree Crescent
Size (ha)	1.52 hectares
Indicative capacity	46 dwellings
General location	Land lies on extreme western edge of the village. This open site extends along the northern frontage of the B4385 and extends to the north and west into the countryside adjoining the village
Brownfield or Greenfield	Greenfield.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Arable production on Grade 2 agricultural land
Topography	Site is elevated above Oak Tree Crescent and the western area of the village. The land forms a steep bank rising upwards from the B4385 to the break of slope on the northern boundary of the site
Adjoining land uses and boundary features	Bounded to the east by the 12 bungalow development of Oak Tree Crescent and adjoining the B4385 (south) where the site has a field access opposite the driveway entrance to Walcot Hall and the Powis Arms. The site is open to the Area of Outstanding Natural Beauty and continuous with the surrounding countryside
Local highway capacity/ constraints	Access not currently acceptable but suitable access could be achieved directly from the B4385 within the scale of development proposed in the village
Other critical infrastructure constraints¹	All essential utilities and services would be required on site including appropriate sustainable drainage infrastructure to serve this steeply sloping site
Inherent landscape character²	High/Moderate Landscape Sensitivity – Officer assessment shows a large, open and steeply elevated site visible from the B4385 western approach to Lydbury North and from Walcot Hall and from the Area of Outstanding Natural Beauty. Site may have limited capacity for housing adjoining the B4385 but it would significantly affect the setting of Walcot Hall as a Registered Park
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Site slopes steeply upwards from B4385 and development would require significant and costly earthworks to create viable residential development plots and safe vehicular access with appropriate drainage infrastructure
General site related benefits	N/a

Transport and Highways related benefits	Site could be accessed directly from B4385
Strategic fit	Greenfield site that can be accessed directly from the B4385 on the western edge of Lydbury North which is proposed by the Parish Council as a Community Hub for development and service provision. However, the sloping topography and prominent position of the site in the AONB and its continuous character with the countryside setting of the village make the site more sensitive to development. The significant capacity of this site and its potential to be extended greatly exceeds the community aspirations for modest growth and any controlled development may still prejudice the future expansion of Lydbury North
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Elevated site close to Walcot Hall requires: <ul style="list-style-type: none"> Heritage Impact Assessment of impact on setting of this Registered Park and Garden
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> Extended Phase 1 (Habitat mapping) Bats Dormouse Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Steeply sloping site facilitates significant run-off and the lower reaches of the site adjoining the B4385 are susceptible to surface water flooding with particular winter seasonal impacts
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible) but such impacts may contribute to surface water flooding adjoining the B4385
Drainage: Suitability for SUDS	Site is not in a Special Protection Zone for groundwater supplies but Policy CS18 requires all developments to

Comments from internal consultees, plus Environment Agency comments	
	include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depend on the site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community support for limited amount of new housing development to maintain local services. Community wish new development to enhance housing for families, encourage young people to stay and promote employment opportunities
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and within the setting of the Registered Park of Walcot Hall and comprises Grade 2 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.

This large greenfield site lies entirely outside the built form of the village. The land is Grade 2 agricultural land that is continuous with the countryside setting of Lydbury North and clearly visible within the Area of Outstanding Natural Beauty. Although the site can be accessed directly from the B4385 on the western edge of Lydbury North the sloping topography, drainage issues, prominent position and visual impacts make the site more sensitive to development. The anticipated costs of earth works and infrastructure to develop this site and to overcome the steep topography would require a larger scale of development than anticipated to ensure the commercial viability of the development. The significant capacity of this site and its potential to be extended greatly exceeds the community aspirations for modest growth and any controlled development may still prejudice the future expansion of Lydbury North.

Conclusion

Potential windfall site	No. This large Greenfield site lies outside the built form of the village with potential for significant future expansion in the absence of a development boundary
Realistic site	No. This site would significantly affect the AONB and the setting of Walcot Hall and would prejudice the future expansion of Lydbury North. The size of the site greatly exceeds the modest growth aspirations of the community

	and the anticipated costs of earth works and infrastructure to develop this site would require a larger scale of development than anticipated to ensure the development was commercially viable
--	---

Recommendation

Preferred option	This is not considered to be a potential preferred option.
-------------------------	--

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.

Stage 2b Assessment:

Site Ref: LYD004	Land adjoining Walcot Hall
Size (ha)	0.82 hectares
Indicative capacity	25 dwellings
General location	Land lies on extreme south-western edge of the village. Open site extends along southern frontage of B4385 and extends south and west into the countryside and Walcot Hall
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is predominantly within the local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Arable production on Grade 3 agricultural land
Topography	Land slopes gently downwards from the northern boundary with the B4385 towards Walcot Pool
Adjoining land uses and boundary features	Bounded to north by the B4385 with gated field access off the driveway approach to Walcot Hall. Site is continuous with the open countryside setting of the village but adjoins The Powis Arms public house
Local highway capacity/ constraints	Access not currently acceptable but suitable access could be achieved either directly from the B4385 or the access road to Walcot Hall within proposed scale of development
Other critical infrastructure constraints¹	All essential utilities and services would be required on site including appropriate sustainable drainage infrastructure to serve this sloping site
Inherent landscape character²	High/Moderate Landscape Sensitivity – Officer assessment shows large, gently sloping open site partially within Walcot Hall Registered Park. The site is visible from the B4385 on the western approach to Lydbury North and from views within the Area of Outstanding Natural Beauty (AONB). Site has only limited capacity for housing directly off the B4385 but this would still impact on the historic assets of the village
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Site visible to view within the AONB especially from the elevated Walcot Park to south of site. Existing field access on junction of B4385 / Walcot Hall driveway might not provide the safest highway access for significant residential development. Site has poorly draining heavy soils requiring appropriate drainage infrastructure
General site related benefits	N/a
Transport and Highways related benefits	Site has a potential access from the Walcot Hall access road subject to assessment of impacts on Registered Park

Strategic fit	Greenfield site that can be accessed from the B4385 adjoining the western edge Lydbury North which is proposed by the Parish Council as a Community Hub for development and service provision. This gently sloping, open site has some agricultural value for arable production being part of a larger land holding. The prominent situation within / adjoining Walcot Hall, in the countryside setting of the village and within the AONB also makes the site sensitive to development. and could require significant infrastructure investment. The potential development capacity of this larger site exceeds the community aspirations for modest growth in the village and would require significant infrastructure investment to make the development viable
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies partially within Walcot Hall: <ul style="list-style-type: none"> not suitable for development as part of a Registered Park and Garden
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> Extended Phase 1 (Habitat mapping) Bats Dormouse Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Gently sloping site facilitates run-off within the site and lower reaches of the site may be susceptible to surface water flooding with particular winter seasonal impacts. Elevation of northern areas of the village may also cause some highway run-off across the northern boundary of the site
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible) but such impacts may contribute to surface water flooding on the site
Drainage: Suitability for SUDS	Site is not in a Special Protection Zone for groundwater supplies but Policy CS18 requires all developments to

Comments from internal consultees, plus Environment Agency comments	
	include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depend on the site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by watercourses but does not take into account the significant accessibility of the school anywhere in the village and the occurrence of surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site also lies partially within Walcot Hall and is close to the Conservation Area and comprises Grade 3 agricultural land. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.

This large greenfield site lies entirely outside the built form of the village but is accessible to the Powis Arms public house. The land is Grade 3 agricultural land and is continuous with the countryside setting of Lydbury North and clearly visible within the Area of Outstanding Natural Beauty. Although the site can be accessed directly from the B4385 on the western edge of Lydbury North it is considered that the safest access would be achieved within the Walcot Hall estate. The impact on the historic assets of the village, the drainage issues, prominent position and visual impacts therefore make the site more sensitive to development. The anticipated costs of development and infrastructure would require development of the whole site to ensure the commercial viability of the scheme. The significant capacity of this site and its potential to be extended into the countryside greatly exceeds the community aspirations for modest growth and any controlled development may still prejudice the future expansion of Lydbury North.

Conclusion

Potential windfall site	No. This large Greenfield site lies outside the built form of the village with potential for significant future expansion in the absence of a development boundary
Realistic site	No. This site would significantly affect the AONB and the setting of Walcot Hall and would prejudice the future

	expansion of Lydbury North. The size of the site greatly exceeds the modest growth aspirations of the community and the anticipated costs of earth works and infrastructure to develop this site would require a larger scale of development than anticipated to ensure the development was commercially viable
--	---

Recommendation

Preferred option	This is not considered to be a potential preferred option.
-------------------------	--

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.

Stage 2b Assessment:

Site Ref: LYD005	Land adjoining Lydbury House
Size (ha)	0.34 hectares
Indicative capacity	10 dwellings
General location	Land lies in the centre of the village along the southern frontage of the B4385 adjoining the bus stop and village notice board and is situated opposite the village school.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is immediately adjacent to the local Mineral Safeguarding Area for sand and gravel deposits
Current use	The site is Grade 3 agricultural land and is undeveloped but is heavily wooded and overgrown with some ancillary residential uses crossing the western boundary
Topography	Land slopes gently downwards from the B4385 into a southward facing site descending towards the valley of the River Kemp and accommodating a local watercourse
Adjoining land uses and boundary features	Bounded to north by the B4385 with picket fence boundary and adjoins the residential plots of Lydbury House (west) and the Vicarage (east). The local watercourse lies on the eastern boundary and feeds the River Kemp to the south
Local highway capacity/ constraints	No access to the site at present but suitable access could be achieved directly from the B4385 within the scale of development proposed in the village
Other critical infrastructure constraints¹	All essential utilities and services would be required on the site except for an electricity supply as 11KV power lines with transformer cross the site. Sustainable drainage infrastructure is needed to serve this sloping site and to control discharge into the brook to protect downstream water quality levels in the River Clun
Inherent landscape character²	High / Moderate Landscape Sensitivity – Officer assessment shows enclosed site on B4385 frontage with dense tree and ground cover and contributing to setting of Conservation Area. Visible within Lydbury North due to contribution to character of settlement and from landscape views within Area of Outstanding Natural Beauty to the south. Largely contained within the village, the site has some capacity for housing if carefully designed to respect the Conservation Area and loss of tree cover within the village and with appropriate mitigation to screen site from landscape views to the south
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Community advise that this land is affected by a covenant which prevents the owner from developing the land. The

	dense and undisturbed scrubland is a dominant element of the character of the village at a principal highway junction serving the school and village hall. Site has poorly draining heavy soils requiring appropriate drainage infrastructure. Site accommodates some ancillary residential development for services to neighbouring properties
General site related benefits	This centrally located site close to the school and public house with direct access to the B4385 would appear to offer an accessible and sustainable development opportunity. A new highway junction with the B4385 might offer the potential to enforce the 30mph speed limit using traffic management measures related to the development to improve highway and pedestrian safety
Transport and Highways related benefits	A highway access to a residential development on this site would facilitate a highway / junction improvement opposite the school possibly with pedestrian crossing point to improve highway safety and enforce the 30mph speed limit
Strategic fit	This gap site in the otherwise developed frontage of the B4385 does contribute to the rural character of the village. The brook traversing the eastern boundary feeds into the environmentally sensitive River Clun through the River Kemp. The site also accommodated some ancillary residential development for neighbouring properties and is reportedly undevelopable due to a covenant on the land preventing development. Notwithstanding these constraints, this centrally located site does commend itself for consideration for development. The visual appearance is adversely affected by the dense cover of conifers and scrub, the littered watercourse, overhead power lines and ancillary residential development. The site is close to the school and public house with direct access to the B4385 facilitating a new highway junction which might enforce the 30mph speed limit and improve highway and pedestrian safety through traffic management measures related to the development. The site could therefore provide an accessible and sustainable development opportunity.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies wholly within Conservation Area and historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based assessment and evaluation of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping)

Comments from internal consultees, plus Environment Agency comments	
	<ul style="list-style-type: none"> • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees would not be a constraint to development of the site but a full tree assessment of the site would be required
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through a planning brief or planning application. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Site is not in a Special Protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depend on the site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	Site has not been looked at.

Community consultation response	<p>Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development</p> <p>Preferred Options consultation responses showed</p> <p>Also see Other Relevant Information & Comments Received</p>
Statutory bodies responses to date	None

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the site is clearly contained within the built form of the village

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the immediate proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the occurrence of surface water flooding. The assessment is therefore, significantly

negative for access to all five amenities and facilities but fails to recognise proximity to the village bus stop. The site also lies within the Conservation Area and comprises an area of Grade 2 agricultural land although this land is heavily wooded. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size and physical integration of the site.

This smaller greenfield site lies entirely within the built form of the village within the Conservation with good access to the school, public house and bus transport. The land is mainly Grade 3 with some Grade 2 agricultural land but is heavily wooded and separate from the countryside but visible from landscape views within the Area of Outstanding Natural Beauty. The impact on the historic assets of the village, the drainage issues, prominent position and visual impacts would make the site more sensitive to development but can be accessed directly from the B4385 with potential benefits to highway and pedestrian safety in the village. The site reportedly cannot be developed due to a restrictive covenant on the land but would be a suitable development site subject to confirmation of satisfactory access and a suitable development proposal in terms of its size, design, layout and landscaping in the Conservation Area.

Conclusion

Potential windfall site	No. This site is too large for a windfall site in the context of Lydbury North. However, the site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would allow further small scale windfall sites to be developed as well. This site is more centrally located in the village and could be better assimilated to create a sense of place opposite the school and to improve highway and pedestrian safety

Recommendation

Preferred option	Yes. This site could become a preferred option subject to confirmation of satisfactory access and a suitable development proposal in terms of its size, design, layout and landscaping in the Conservation Area
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD006	Land at head of St Michael's Close
Size (ha)	0.18 hectares (over 0.2 hectares with barns)
Indicative capacity	6 dwellings (larger site)
General location	Land lies in the centre of the village between St Michael's Close and access road adjoining Plowden Cottage
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock with Grade 2 agricultural land
Topography	Site forms an essential level plateau within surrounding townscape which generally slopes down from the north
Adjoining land uses and boundary features	Land completely surrounded by residential properties and accommodates small barn complex with separate curtilage
Local highway capacity/ constraints	Site has two highway accesses from the west via a lane adjoining Plowden Cottage served directly by the B4385. From the east, the potential access off the head of St Michael's Close does not extend into the site
Other critical infrastructure constraints¹	All essential utilities and services would be required on site but the surrounding residential developments should ensure services are readily accessible
Inherent landscape character²	No Landscape Sensitivity – Officer assessment shows site comprises small agricultural field and barn entirely enclosed within built form of village. Site has capacity for housing if carefully designed to respect the edge of the Conservation Area and the historic core of Lydbury North
Planning history or designations	Not allocated in South Shropshire Local Plan and entirely located within built form of Lydbury North
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	Development of this site would require sensitivity to safeguard the amenity of existing residents in the size, layout and orientation of new dwellings especially to protect the privacy and quiet enjoyment of existing dwellings
General site related benefits	Completely enclosed within the existing built form of the village with ready access to all the community facilities in the village
Transport and Highways related benefits	Situated close to the B4385 with two potential highway accesses and
Strategic fit	This small gap site in the built form of the settlement with ready access to community facilities including shop, school, church and public house commends itself for consideration for development. The site appears to have few constraints

	and offers direct access from the B4385 and the potential to integrate the development into the village providing a permeable site between St Michael's Head and the lane adjoining Plowden Cottage. The development of this site would require sensitivity in the design to respect the character of the Conservation Area and the interests of existing village residents.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies partially within Conservation Area and historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based assessment and evaluation of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development. The site is well contained within the built form of the village and is only just smaller than the normal threshold of 0.2 hectares (equal to 6 dwellings). The site was progressed to Stage 2 to enable the Parish Council and community to consider the suitability of the site for development.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events caused by the watercourse but does not take into account the ready accessibility of the key services in the village. The assessment is therefore, significantly negative for access to the other five amenities and facilities but fails to recognise the ready access to the village bus stop. The site also adjoins the Conservation Area and comprises an area of Grade 2 agricultural land although the site is surrounded by development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This small greenfield site lies entirely within the built form of the village adjoining the Conservation with ready access to all the facilities of the village close to the B4385. The land is mainly Grade 3 with some Grade 2 agricultural land but is completely enclosed by development with limited opportunity to be worked and with little or no impact on the Area of Outstanding Natural Beauty. The site appears to have few constraints and offers direct access from the B4385 and the potential to integrate the development into the village providing a permeable site between St Michael's Head and the lane adjoining Plowden Cottage. The development of this site would require sensitivity in the design to respect the character of the Conservation Area and the interests of existing village residents.

Conclusion

Potential windfall site	Yes. This small site could be developed as a windfall site alongside a larger allocation. The site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would allow further small scale windfall sites to be developed as well. This small site could also contribute to a choice of smaller allocations to encourage a sustainable pattern of development, support the integration of new residents and improve accessibility within the village

Recommendation

Preferred option	Yes. This site could become a preferred option subject to a suitable development proposal in terms of its size, design, layout , materials and landscaping in the Conservation Area
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD007	Land south of Telephone Exchange
Size (ha)	0.25 hectares
Indicative capacity	8 dwellings
General location	Land lies on the south eastern edge of the village. The site adjoins the southern access road to Lower Gardens to the south of sites LYD008 and LYD009
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is predominantly within the local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock with Grade 3 agricultural land
Topography	Site forms level plateau within surrounding landscape slightly elevated above the adjoining access road
Adjoining land uses and boundary features	Land adjoins a brick telephone exchange building and is open to the surrounding countryside with immature planting enclosing the paddock. To the north, LYD008 effectively creates a 'mirror image' site similar to LYD007
Local highway capacity/ constraints	The boundary of the identified site does not directly adjoin the access road adjacent to the site and may require an easement across another land owners title but the adjoining access road forms a junction with the B4385 at the former Garage site
Other critical infrastructure constraints¹	All essential utilities and services would be required on site
Inherent landscape character²	High / Moderate Landscape Sensitivity – Officer assessment shows this small but significant site adjoins the eastern edge of the village settlement. Site is visible from B4385 eastern approach to Lydbury North and distant views from the Area of Outstanding Natural Beauty. Located on the edge of the historic core of the village and bounded by hedges with limited, immature tree cover the site is in a sensitive location. Site has capacity for housing with careful design and appropriate mitigation to respect distant landscape views
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	
General site related benefits	This site adjoins the generally continuous land area formed by the three sites at LYD007, LYD008 and LYD009 which could collectively be considered for development. The existence of the former garage site at LYD009 which is currently underused could create the rationale for a sustainable development of these three sites potentially to

	deliver an employment or mixed use development. This approach to development on the south western edge of the village would need to consider the continuing viability and amenity of the property known as The Bungalow on the former Garage site
Transport and Highways related benefits	
Strategic fit	This small but significant site on the edge of the village has greater significance as a potential extension to the two northern sites LYD008 and LYD009 which taken together could offer a sustainable redevelopment opportunity to regenerate the former garage site potentially for employment use. LYD007 represents an extension of the built form of the village into the adjoining countryside and would be visible to views from the AONB. The site is, however, relatively small and already has some limited screening to distant views and is bounded to the south by existing residential development. The development of this site would require sensitivity in the design to respect the setting of the village but could potentially deliver an employment or mixed use development with sites LYD008 and LYD009
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies on edge of historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based evaluation (only) of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through

Comments from internal consultees, plus Environment Agency comments	
	a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities hence the support for limited amount of new housing development
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop, part time fruit and veg store and church. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area of Grade 3 agricultural land although the site is enclosed and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This small greenfield site lies on the south eastern edge of the village within the extent of sporadic residential development surrounding the village. The site is readily serviced from the B4385 with easy access to the community shop which is an important local facility. The land is Grade 3 agricultural land but is completely enclosed from the surrounding countryside although visible to views from the Area of Outstanding Natural Beauty. The site appears to have few constraints beyond the high / moderate landscape value and an apparent separation between the site boundary and the adjoining local highway access road. The site is relatively small and already has some limited screening to distant views and is bounded to the south by existing residential development. The development of this site would require

sensitivity in the design to respect the interests of existing village residents and the setting of the village but could potentially to deliver an employment or mixed use development possibly in combination with sites LYD007 and LYD009.

Conclusion

Potential windfall site	Yes. This small site could be developed as a windfall site. The site could also be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would allow further small scale windfall sites to be developed as well. This small site could also contribute to a choice of smaller allocations to encourage a sustainable pattern of development, support the integration of new residents and improve accessibility within the village

Recommendation

Preferred option	Yes. This site could become a preferred option potentially with LYD008 and LYD009 subject to a suitable development proposal to manage the impacts of the size, design, layout , materials and landscaping on the setting of the village
-------------------------	--

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.

Stage 2b Assessment:

Site Ref: LYD008	Land north of Telephone Exchange
Size (ha)	0.16 hectares (0.24 hectares with former Garage site)
Indicative capacity	8 dwellings (larger site)
General location	Land lies on the south eastern edge of the village. The site adjoins the southern access road to Lower Gardens between sites LYD007 and LYD008
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • a Coal Authority Referral Area or • the local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock with some Grade 2 agricultural land
Topography	Site forms level plateau within surrounding landscape slightly elevated above the adjoining access road
Adjoining land uses and boundary features	Land adjoins a brick telephone exchange building and is open to the surrounding countryside with immature planting enclosing the paddock. To the south, LYD007 effectively creates a 'mirror image' site similar to LYD008
Local highway capacity/ constraints	The boundary of the identified site does not directly adjoin the access road adjacent to the site and may require an easement across another land owners title but the adjoining access road forms a junction with the B4385 at the former Garage site
Other critical infrastructure constraints¹	All essential utilities and services would be required on site
Inherent landscape character²	High / Moderate Landscape Sensitivity – Officer assessment shows this small but significant site adjoins the eastern edge of the village settlement. Site is visible from B4385 eastern approach to Lydbury North and distant views from the Area of Outstanding Natural Beauty. Located on the edge of the historic core of the village and bounded by hedges with limited, immature tree cover the site is in a sensitive location. Site has capacity for housing with careful design and appropriate mitigation to respect distant landscape views
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are all accessible from the site
Other constraints	
General site related benefits	This site forms the central portion of the generally continuous land area formed by the three sites at LYD007, LYD008 and LYD009 which could collectively be considered for development. The existence of the former garage site at LYD009 which is currently underused could

	create the rationale for a sustainable development of these three sites or just LYD008 and LYD009 with the potential to deliver an employment or mixed use development. This approach to development on the south western edge of the village would need to consider the continuing viability and amenity of the property known as The Bungalow on the former Garage site immediately adjoining LYD008
Transport and Highways related benefits	
Strategic fit	This small but significant site on the edge of the village has greater significance as the central portion of three continuous sites with LYD007 and LYD009 which taken together could offer a sustainable redevelopment opportunity to regenerate the former garage site potentially for employment use. LYD008 represents an extension of the built form of the village into the adjoining countryside and would be visible to views from the AONB. The site is, however, relatively small and already has some limited screening to distant views and is bounded to the north by the underused brownfield of the former Garage. The development of this site would require sensitivity in the design to respect the setting of the village but could potentially deliver an employment or mixed use development with sites LYD007 and LYD009
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies on edge of historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based evaluation (only) of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers

Comments from internal consultees, plus Environment Agency comments	
	requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development. The site is only just smaller than the normal threshold of 0.2 hectares (equal to 6 dwellings) but was progressed to Stage 2 to enable the Parish Council and community to consider the suitability of the site for development.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This small greenfield site lies on the south eastern edge of the village but well contained within the pattern of development in the village. The site is readily

serviced from the B4385 close to the junction at the former Garage site with easy access to the community shop which is an important local facility. This land contains Grade 2 agricultural land and so has a higher value than LYD007 but is completely enclosed from the surrounding countryside although still visible to views from the Area of Outstanding Natural Beauty. The site appears to have few constraints beyond the high / moderate landscape value and is relatively small with some limited screening to distant views from the surrounding AONB. The development of this site which adjoins existing residential development would require sensitivity in the design to respect the interests of existing village residents and the setting of the village but could potentially deliver an employment or mixed use development possibly in combination with sites LYD008 and LYD009.

Conclusion

Potential windfall site	Yes. This small site could be developed as a windfall site. The site could also be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would allow further small scale windfall sites to be developed as well. This small site could also contribute to a choice of smaller allocations to encourage a sustainable pattern of development, support the integration of new residents and improve accessibility within the village

Recommendation

Preferred option	Yes. This site could become a preferred option potentially with LYD008 and LYD009 subject to a suitable development proposal to manage the impacts of the size, design, layout, materials and landscaping on the setting of the village
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD009	Former Garage site
Size (ha)	0.08 hectares (0.24 hectares with former Garage site)
Indicative capacity	2 dwellings (larger site)
General location	Land lies on the south eastern edge of the village on the road frontage of the B4385 in a visible location at the entrance to the village
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • a Coal Authority Referral Area or • the local Mineral Safeguarding Area for sand and gravel deposits
Current use	Former Garage site being used as a part time fruit & veg store with existing residential property (The Bungalow) to the rear of the site
Topography	Site is split into two levels which accommodates the land fall through the depth of the site which elevates LYD009 above the two sites LYD008 and LYD007 to the rear
Adjoining land uses and boundary features	Land adjoins the existing residential developments of the village which surround the site including The Bungalow situated within the site
Local highway capacity/ constraints	Site is accessed directly off the B4385 and adjoins the junction with the southern access road serving sites LYD008 and LYD007
Other critical infrastructure constraints¹	This is a serviced site which could require some modernization of the existing infrastructure
Inherent landscape character²	No Landscape Sensitivity – Officer assessment shows site comprises an underused, brownfield site which would benefit from regeneration to contribute to and improve the character of the eastern area of the village
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are either readily accessible to or enclosed within the site
Other constraints	This former garage site is expected to have the large petrol container tanks buried in the forecourt which would need to be removed and the resulting land contamination treated. LYD009 accommodates the existing residential property The Bungalow and the continuing viability and amenity of this property requires investigation
General site related benefits	This site forms the northern frontage plot of the generally continuous land area formed by the three sites at LYD007, LYD008 and LYD009 which could collectively be considered for development. LYD009 as a former garage site which is underused offers the principal rationale for a sustainable development of these three continuous sites or just LYD008 and LYD009 with the potential to deliver an

	employment or mixed use development
Transport and Highways related benefits	The site is directly accessed from the B4385 with separate existing vehicular entrance and exit to the site
Strategic fit	This small but significant site on the eastern edge of the village has greater significance as the frontage plot onto the B4385 the importance of which exceeds the small size of the site. This underused and poorly maintained brownfield site has a significant impact on the character of the eastern area of the village and influences the overall impression of the village. The site forms a generally continuous area of land with LYD008 and LYD009 except for the presence of The Bungalow and the Telephone Exchange within the area. These three sites could be developed separately or in combination to offer a sustainable development / redevelopment opportunity to regenerate the former garage site and improve the eastern area of the village potentially for employment or mixed use development. The development of these sites would require sensitivity in the design to respect the setting of the village and requires an investigation of the continuing viability and amenity of The Bungalow whereas the Telephone Exchange could be integrated into any potential development
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies on edge of historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based evaluation (only) of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through

Comments from internal consultees, plus Environment Agency comments	
	a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	There may be a risk of surface water flooding
Drainage: Groundwater flooding	
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development. The site is significantly smaller than the normal threshold of 0.2 hectares (equal to 6 dwellings) but was progressed to Stage 2 to enable the Parish Council and community to consider the suitability of the site for development.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of the community shop and the existence of the part time fruit and veg store. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site theoretically overlays Grade 2 agricultural land but is an underused, brownfield site in need of clearance and regeneration to improve the character of the village. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This small but significant site on the eastern edge of the village has greater significance as the frontage plot onto the B4385 the importance of which exceeds the small size of the site. This underused and poorly maintained brownfield site has a significant impact on the character of the eastern area of the village and influences

the overall impression of the village. The site forms a generally continuous area of land with LYD008 and LYD009 except for the presence of The Bungalow and the Telephone Exchange within the area. These three sites could be developed separately or in combination to offer a sustainable development / redevelopment opportunity to regenerate the former garage site and improve the eastern area of the village potentially for employment or mixed use development. The development of this site would require sensitivity in the design to respect the setting of the village and requires an investigation of the continuing viability and amenity of The Bungalow whereas the Telephone Exchange could be integrated into any potential development

Conclusion

Potential windfall site	Yes. This small site could be developed as a windfall site. The site could also be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. But this site is too small to be a realistic allocation except in combination with LYD008 and / or LYD009

Recommendation

Preferred option	Yes. This site could become a preferred option with LYD008 and possibly LYD007 subject to a suitable development proposal to manage the impacts of the size, design, layout, materials and landscaping on existing residential amenity and the setting of the village
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD010	Land rear of Kirby's Cottage
Size (ha)	0.7 hectares
Indicative capacity	21 dwellings
General location	Land lies on extreme western edge of the village. The site is backland development behind existing residential properties fronting the B4385 on the eastern approach into the village and properties including Kirby Cottage on the northern highway access road in the village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock on Grade 2 agricultural land
Topography	Site slopes gently down from the north towards the frontage properties with a sunken slur of land reaching the highway frontage adjoining Kirbys Cottage facilitating an access into the land
Adjoining land uses and boundary features	Land surrounded by residential properties to the south and west and is open to distant view from the countryside within the Area of Outstanding Natural Beauty to the east
Local highway capacity/ constraints	Large site has single potential highway access from local access road via the spur of land adjoining Kirby Cottage
Other critical infrastructure constraints¹	All essential utilities and services would be required on site
Inherent landscape character²	Moderate Landscape Sensitivity - Detailed Survey shows site visible to views from the adjoining countryside within the Area of Outstanding Natural Beauty. The site has a sensitive landscape comprising pasture on gently sloping valley side with small spring and ditch, with some tree cover, bounded by low hedge with a mix of dwelling types and ages surrounding the site south and west. Site has capacity for housing with careful design and appropriate mitigation to respect distant landscape views.
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are either readily accessible to or enclosed within the site
Other constraints	Site accommodates a spring which issues from the site into a local watercourse that traverses the southern area of the site. The spring is bounded by a fence and is heavily wooded and the spring and watercourse would need to be maintained with a consequent loss of developable land
General site related benefits	This large and partially enclosed site could accommodate the development needs of the community with only a limited visual impact on the character of the village

Transport and Highways related benefits	The potential access to the site is located only a short distance from one of the principal junctions onto the B4385. Any necessary junction improvements might facilitate improvements to highway and pedestrian safety and to help enforce the existing speed limit in the village
Strategic fit	This large greenfield site forms a backland site with only a single narrow potential access point which is also affected by sporadic cover of field trees, a wooded and fenced spring issuing into a watercourse and distant views of the site from the adjoining countryside within the Area of Outstanding Natural Beauty. This large and partially enclosed site could, however accommodate all the development needs of the community with only a limited visual impact on the character of the village and the potential access to this site is located only a short distance from one of the principal junctions onto the B4385. This site therefore has capacity for housing with careful design and appropriate mitigation to respect distant landscape views of the site, the interests of existing village residents and the character of the village
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies partially within historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based assessment and evaluation of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse issues from the spring and runs through the southern half of the site. The Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. This constraint should be addressed through a planning brief or planning application. None of the site is in Flood Zone 3a or 3b

Comments from internal consultees, plus Environment Agency comments	
Drainage: Surface water flooding	Site may be susceptible to surface water flooding
Drainage: Groundwater flooding	There is a risk of groundwater flooding to the south
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development, and is broken by field trees and the wooded spring. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This large greenfield site forms a backland site with only a single narrow potential access point which is also affected by sporadic cover of field trees, a wooded and fenced spring issuing into a watercourse and distant views of the site from the adjoining countryside within the Area of Outstanding Natural Beauty. This large and partially enclosed site could, however accommodate all the development needs of the community with only a limited visual impact on the character of the village and the potential access to this site is located only a short distance from one of the principal junctions onto the B4385. This site therefore has capacity for housing with careful design and appropriate mitigation to respect distant landscape views of the site, the interests of existing village residents and the character of the village

Conclusion

Potential windfall site	No. This site is too large for a windfall site in the context of Lydbury North. However, the site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This large and partially enclosed site could accommodate the development needs of the community with only a limited visual impact on the character of the village. It is well located in the village and could be assimilated to create a sense of place and improve highway and pedestrian safety

Recommendation

Preferred option	Yes. This site could become a preferred option subject to confirmation of satisfactory access and a suitable development proposal in terms of its respect for existing residents and the size, design, layout and landscaping of the proposed housing
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD011	Land adjacent to Church Close
Size (ha)	0.22 hectares
Indicative capacity	7 dwellings
General location	Land lies in the north eastern area of the village. The site is situated next to the existing development on Church Close along the north western access road in the village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock on Grade 2 agricultural land
Topography	Site is gently sloping upwards to the north from the southern boundary that is slightly elevated above the adjoining access road
Adjoining land uses and boundary features	Land is situated between existing residential properties on Church Close (west) and properties around Kirbys Cottage (east). The field access adjoins Church Close and the hedged eastern boundary runs along the north eastern access road
Local highway capacity/ constraints	Site has a single highway access via the field gate on to Church Close but might also be accessed through the existing hedged boundary from the village access road
Other critical infrastructure constraints¹	All essential utilities and services required on the site but are available from surrounding residential development
Inherent landscape character²	No Landscape Sensitivity – Officer assessment shows site comprises small agricultural field entirely enclosed within built form of village. Site has capacity for housing if carefully designed to respect the adjacent Conservation Area and historic core of Lydbury North
Planning history or designations	Not allocated in South Shropshire Local Plan and entirely located within built form of Lydbury North
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, fruit & veg store, public house, village hall, school & church) are accessible from the site
Other constraints	This site is overlooked by properties on Church Close which has an open boundary with the site
General site related benefits	This enclosed site is close to the B4385 and would offer an accessible and sustainable development opportunity to provide a modest number of housing to support the growth of the community. Existing properties on the eastern edge of Church Close have an unsympathetic design and development of LYD011 would offer an opportunity to better complement the character of the village
Transport and Highways related benefits	This site could be accessed from the road serving Church Close as a separate extension to development in this location.

Strategic fit	This smaller greenfield site is enclosed within the built fabric of the village and would offer an opportunity to complement the pattern of development on Church Close and to contribute to the rural character of the village. The site is visible within this area of the village being elevated above the surrounding land south and east and would need sensitive development. The land also adjoins a local brook and the impacts of development would need to be managed appropriately. This enclosed site does commend itself for consideration especially as the visual character of this area of the village is affected by some existing unsympathetic developments. The site is close to the B4385 and offers an accessible and sustainable development opportunity where improvements to the highway junction with the B4385 might also offer the potential to help enforce the 30mph speed limit and to improve highway and pedestrian safety at the eastern end of the village
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site lies close to edge of Conservation Area and historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based assessment and evaluation of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood

Comments from internal consultees, plus Environment Agency site specific comments	
	Zone 3a or 3b
Drainage: Surface water flooding	The site may be susceptible to surface water run-off
Drainage: Groundwater flooding	
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises Grade 2 agricultural land although the site is well contained within the village by being enclosed by residential development and hedgerows and trees the site adjoins and is elevated above the edge of the Conservation Area. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This smaller greenfield site is enclosed within the built fabric of the village and would offer an opportunity to complement the pattern of development on Church Close and to contribute to the rural character of the village. The site is visible within this area of the village being elevated above the surrounding land south and east and would need sensitive development. The land also adjoins a local brook and the impacts of development would need to be managed appropriately. This enclosed site does commend itself for consideration especially as the visual character of this area of the village is affected by some existing unsympathetic developments. The site is close to the B4385 and offers an accessible and sustainable development opportunity where improvements to the highway junction with the B4385 might also offer the potential to

help enforce the 30mph speed limit and to improve highway and pedestrian safety at the eastern end of the village

Conclusion

Potential windfall site	No. This site is too large for a windfall site in the context of Lydbury North. However, the site could be part of a choice of available sites for the market to select the preferred development locations based on commercial viability
Realistic site	Yes. This site would provide a lower level of housing than LYD001 and would allow further small scale windfall sites to be developed as well. This site is more centrally located in the village and could be better assimilated to create a sense of place and improve highway and pedestrian safety

Recommendation

Preferred option	Yes. This site could become a preferred option subject to confirmation of satisfactory access and a suitable development proposal in terms of its respect for existing residents and the size, design, materials and layout and landscaping of the scheme
-------------------------	---

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.

Stage 2b Assessment:

Site Ref: LYD012	Land north of The Old Farmhouse
Size (ha)	1.26 hectares
Indicative capacity	38 dwellings
General location	Land lies on the extreme northern edge of the village. Site is part of the agricultural land north of The Old Farmhouse / Cherry Tree Cottage and is accessed from the lane serving these properties
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Arable production on Grade 2 agricultural land
Topography	Site forms plateau above the surrounding townscape which slopes gently downwards to the south
Adjoining land uses and boundary features	Land adjoins garden plots along the northern built edge of the village and extends into open countryside to the north
Local highway capacity/ constraints	Site has only one potential highway access point from the narrow access road and lane serving the north of the village
Other critical infrastructure constraints¹	All essential utilities and services required on the site but are available from surrounding residential development
Inherent landscape character²	Moderate Landscape Sensitivity – Officer assessment shows large site elevated above the northern extent of Lydbury North. Site comprises large open farmland sloping gently to north into countryside within the Area of Outstanding Natural Beauty and visible to distant views. Site has some limited capacity for housing with careful design and appropriate mitigation to respect distant landscape views and drainage runoff into existing northern residential plots of village
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are either readily accessible to or enclosed within the site
Other constraints	The elevation and slope of this site can cause surface water run off to neighbouring properties to the south affecting existing residential amenity particularly through winter seasonal effects
General site related benefits	This large and partially enclosed site could, however accommodate all the development needs of the community with only a limited visual impact on the character of the village but the significant capacity of this site greatly exceeds the community aspiration for modest growth
Transport and	

Highways related benefits	
Strategic fit	This large greenfield site lies entirely outside the built form of the village. The land is Grade 2 agricultural land continuous with the countryside setting of Lydbury North and clearly visible from the Area of Outstanding Natural Beauty. The site is distant from the B4385 and only accessed via narrow access roads. The sloping topography, drainage issues, prominent position and potential visual impacts on this undisturbed area of the village make the site more sensitive to development. The potential costs of infrastructure to develop this site and overcome the steep topography might require a larger scale development to ensure the commercial viability of the scheme. The significant capacity of this site and its potential to be extended greatly exceeds the community aspirations for modest growth and any controlled development may still prejudice the future expansion of Lydbury North some distance from the B4385 and the centres of activity in the village.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies on edge of historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based evaluation (only) of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed through a planning brief or planning application. None of the site is in Flood Zone 3a or 3b
Drainage:	The site is susceptible to surface water flooding

Comments from internal consultees, plus Environment Agency comments	
Surface water flooding	
Drainage: Groundwater flooding	
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development and because the village does not have a development boundary to clearly delineate the edge of the settlement.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but this does not take into account the significant accessibility of the school anywhere in the village and the potential for surface water flooding. The assessment is therefore, significantly negative for access to bus transport and for access to all five amenities and facilities. The site is also close to the Conservation Area and comprises Grade 2 agricultural land which is contiguous with the open countryside to the north of the settlement. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be poor.

This large greenfield site lies entirely outside the built form of the village. The land is Grade 2 agricultural land continuous with the countryside setting of Lydbury North and clearly visible from the Area of Outstanding Natural Beauty. The site is distant from the B4385 and only accessed via narrow access roads. The sloping topography, drainage issues, prominent position and potential visual impacts on this undisturbed area of the village make the site more sensitive to development. The potential costs of infrastructure to develop this site and overcome the steep topography might require a larger scale development to ensure the commercial viability of the scheme. The significant capacity of this site and its potential to be extended greatly exceeds the community aspirations for modest growth and any controlled development may still prejudice the future expansion of Lydbury North some distance from the B4385 and the centres of activity in the village.

Conclusion

Potential windfall site	No. This large Greenfield site lies outside the built form of the village with potential for significant future expansion in the absence of a development boundary
Realistic site	No. This site would significantly affect the AONB, the setting of the village and adjoining residential properties situated down slope from the site. The size of the site greatly exceeds the modest growth aspirations of the community and the anticipated costs of infrastructure to develop this site might require a larger scale of development than anticipated to ensure the development was commercially viable

Recommendation

Preferred option	This is not considered to be a potential preferred option.
-------------------------	--

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.

Stage 2b Assessment:

Site Ref: LYD013	Land at the Ford and rear of The Cottage
Size (ha)	0.27 hectares
Indicative capacity	8 dwellings
General location	Land lies at the extreme northern end of the village. The site lies beyond the existing properties of Clive Cottage and The Cottage in a poorly accessible part of the village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or immediately adjacent to: <ul style="list-style-type: none"> • Coal Authority Referral Area or • local Mineral Safeguarding Area for sand and gravel deposits
Current use	Agriculture. Grazing/paddock predominantly Grade 2 agricultural land
Topography	Site forms a plateau above the northern edge of the built form of the village
Adjoining land uses and boundary features	Land surrounded by residential properties and extends into the open countryside to the north of the village
Local highway capacity/ constraints	Site has only one restricted access point along a rural lane from the junction with the access road at Clive Cottage. The lane serves a number of existing residential properties including Oakeley Meadow and 10 & 11 Lydbury North.
Other critical infrastructure constraints¹	All essential utilities and services required on the site but are available from surrounding residential development
Inherent landscape character²	Moderate Landscape Sensitivity – Officer assessment shows small enclosed site elevated above the steeply sloping northern extent of Lydbury North and accessed via a rural lane. Site comprises open land screened by trees and hedges sloping gently to north and east into countryside of Area of Outstanding Natural Beauty and visible to distant views from the AONB. Site has only limited capacity for housing due to relative isolation of location, poor accessibility, drainage runoff from the land and the requirement for careful design and appropriate mitigation to respect landscape views
Planning history or designations	Not allocated in South Shropshire Local Plan and located within Area of Outstanding Natural Beauty (AONB)
Land ownership, land agreements and delivery statements	<i>To be confirmed</i>
Access to services/employment areas	Existing village services (community shop, Post Office, Public House, school, village hall, church) are either readily accessible to or enclosed within the site
Other constraints	
General site related benefits	
Transport and Highways related benefits	

Strategic fit	This smaller greenfield site is isolated from the built fabric of the village and would offer a present a challenge to effectively integrate development here as it is so distant from the main areas of activity in the village. The land adjoins a local brook and the impacts of development would need to be managed appropriately. This enclosed site does not commend itself for consideration as the site does not comprise an accessible, serviced and sustainable development opportunity.
Other relevant information	Community suggests the levels of traffic passing through the village are unacceptably high with significant proportion of motorists exceeding the 30mph speed limit and adversely affecting highway safety. Community aspiration for additional housing must be sustainable and balanced with investment in employment, education, transport, communication infrastructure, utilities and services

Comments from internal consultees, plus Environment Agency comments	
Heritage	Site lies immediately adjacent to Conservation Area and within historic core of village and requires: <ul style="list-style-type: none"> • Heritage Impact Assessment of effect on historic character of Lydbury North • desk based assessment and evaluation of archaeology
Biodiversity	There are no known protected species on the site but the following surveys will be needed before development could be permitted: <ul style="list-style-type: none"> • Extended Phase 1 (Habitat mapping) • Bats • Dormouse • Reptiles <p>The site is not in, adjacent to or within the buffer zone of a designated site nor within or adjacent to an Environmental Network. An Habitat Regulation Assessment would still be required as site is 7 km from Stiperstones and Hollies Special Area of Conservation.</p>
Trees	Trees would not be a constraint to development of the site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs adjacent to the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue should be addressed at through a planning brief or planning application. No watercourse flooding has been recorded and 1 flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Site may be susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding
Drainage: Suitability for SUDS	Site is not in a Special protection Zone for groundwater supplies but Policy CS18 requires all developments to

Comments from internal consultees, plus Environment Agency comments	
	include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depends on site characteristics and site investigations should be carried out to confirm this
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Issues and Options consultation responses showed community desire to maintain these services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development Preferred Options consultation responses showed Also see Other Relevant Information & Comments Received
Statutory bodies responses to date	No comments received

Site Assessment Summary

This site was progressed through the Stage 1 assessment with no significant constraints to development. The site is only just smaller than the normal threshold of 0.2 hectares (equal to 6 dwellings) but was progressed to Stage 2 to enable the Parish Council and community to consider the suitability of the site for development.

The Stage 2a assessment (sustainability appraisal) has a largely neutral effect except for a few key indicators. The assessment only provides positive support for development due to the proximity of the primary school and the absence of recorded flood events but does not take into account the ready accessibility of key services in the village particularly the community shop. The assessment is therefore, significantly negative for access to the other five amenities and facilities. The site comprises an area equally divided between Grade 2 and Grade 3 agricultural land although the site is enclosed, more closely contained within the village than LYD007 and located close to residential development. In the context of the sustainability of Lydbury North and its relative isolation the overall sustainability of the site is judged to be fair in relation to the size, physical integration and development potential of the site.

This smaller greenfield site is isolated from the built fabric of the village and would offer a present a challenge to effectively integrate development here as it is so distant from the main areas of activity in the village. The land adjoins a local brook and the impacts of development would need to be managed appropriately. This enclosed site does not commend itself for consideration as the site does not comprise an accessible, serviced and sustainable development opportunity.

Conclusion

Potential windfall site	No. This smaller greenfield site lies just outside the built form of the village in an isolated location in the village with poor accessibility
Realistic site	No. On balance this site is not considered to be a realistic development proposal. This smaller greenfield site lies just outside the built form of the village in an isolated location with poor accessibility. The site has a rural character which separates it from the settlement and adjoins a watercourse at the entrance to the village which if affected by

	development could adversely affect the drainage characteristics and capacity within the village
--	---

Recommendation

Preferred option	This is not considered to be a potential preferred option.
-------------------------	--

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.